Development Management - Delegated Officer Report

Application Number: AWDM/0506/14 Recommendation – Approve

Site: 10 Buckingham Road, Shoreham-By-Sea West Sussex, BN43 5UA

Proposal: Change of use of rear ground floor hairdressers to 1-bedroom flat. Change of use of first-floor to two studio flats. Single storey extension to east side.

Date of site visit: 6 June 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to two hairdressers' shops and an office on the ground and first floor at the rear of and over Hyman Hill Estate Agents to the north of the level crossing in Buckingham Road. The entrance is at the side of the building in Gordon Road. It is proposed to convert the space to form a 1 bed flat on the ground floor, to be accessed via a door in the east elevation of a new single storey pitched roof extension at the east end of the building (replacing an existing extension). At first floor, accessed via the existing entrance door in the side of the building, two bedsit flats are proposed.

Relevant site history

None considered relevant.

Consultations

West Sussex County Council: The Highway Officer has no objection. It is not considered that this proposed change of use would generate a significant increase in vehicular movements where by a highway safety issue would arise.

The flats will not be provided with an off street car parking provision. It would be anticipated that three flats of this size in this location would attract the demand for 3 – 4 vehicular car parking spaces. The LPA would be advised to consider the impact for on street car parking whilst having consideration that the site is located in a sustainable location in close proximity to public modes of travel and that the existing use of the site would have generated its own vehicle parking demand.

No overriding highway concerns would be raised to this proposal. If the LPA are minded to grant planning consent a condition securing cycle parking (large enough to store one cycle per flat), would be advised in the interest of sustainability.

Adur & Worthing Councils: The Environmental Health Officer has no objection.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1, AH9 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.4 'Flat Conversions'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal will result in the loss of two hairdressers shops and a small office. The estate agents at the front of the building will be retained. The Design and Access Statement states that the shops are not in a prime location, being off the main commercial street and some distance from the High Street. It is argued that it is not viable to retain the premises in its present use.

The draft Local Plan includes the site within the town centre boundary but the secondary shopping frontage runs along Buckingham Road and excludes the current site.

It is considered that the character of Gordon Road is significantly different from Buckingham Road with a predominance of residential uses. The proposal would relate more closely to Gordon Road and would provide 3 new residential units while still retaining the A2 use on the Buckingham Road frontage. On balance, it is considered that the proposal can be supported in principle.

Visual amenity

The external alterations proposed are minor in nature and comprise a small extension at the east end of the building, replacing an existing pitched roof extension in the same position. It will be slightly wider than the existing extension but will not have a significant visual impact. It is to be used to accommodate the entrance hall and shower room for the ground floor flat.

Residential amenity

The proposed accommodation comprises a 1 bed flat on the ground floor with a floor area of 46sqm which meets the Council's standards. The first floor studio flats are both larger than 30sqm and also meet the Council's standards. While no outdoor amenity space is provided, the site lies within a town centre

where the provision of such space is not always possible. There will be space for a bin store at the rear of the building.

The extension is adjacent to the side of flats Tintagel Court. While slightly wider than the existing extension, it is not expected to have an adverse impact on the nearest occupiers. The area already experiences some activity arising from the existing commercial use and the introduction of an entrance door on the east elevation is not anticipated to cause a significant loss of amenity.

Parking and Access

The site lies within a sustainable town centre location, close to the railway station. No parking is provided but, in the circumstances, no highway objection is raised.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. Obscure glaze side windows and doors
4. Waste storage
5. Approved plans

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 11 July 2014

Authorised by: Gary Peck Date: 15 July 2014