Development Management - Delegated Officer Report

Application Number: AWDM/1419/19 Recommendation – Approve

Site: Seaview House, 178 South Street, Lancing

Proposal: Replacement windows to front ground floor elevation

Date of site visit: 26 September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises two studio flats on the ground floor with a 2 bed flat on the first floor and 1 bed flat on the second floor (within the roof). The ground floor was formerly in use as two shops and the shopfronts with their large windows remain.

The most recent permission for the conversion of the shop on the north side of the building contained the following condition:

The development hereby permitted shall not be commenced until an acoustic assessment has been carried out to ascertain the exact noise exposure of the property to traffic noise (and shall include any necessary measures to protect habitable rooms from excess noise) and the results submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before the permitted dwellings are occupied and shall achieve a reasonable indoor noise level as defined in British Standard BS8233 Sound Insulation and Noise Reduction for Buildings.

An earlier permission for the south side studio flat contained a similar condition.

Both studio flats, and those on the upper floors, were subsequently developed without the submission of an acoustic assessment or noise protection measures. A retrospective application for the approval of noise details has been submitted and is currently under consideration (AWDM/1019/19). The acoustic report submitted with that application recommends the use of double glazed windows and trickle ventilation at first floor with secondary glazing introduced at ground floor.

This application is submitted as a result of that report and proposes to reduce the amount of glazing on the ground floor by replacing the shop windows with more conventional windows within a bricked up frontage.

The application also originally proposed the use of woodgrain UPVC cladding at first floor level. This was not considered to be in keeping with the street scene and has since been omitted from the application.

Relevant Planning History

AWDM/1458/13 - Conversion and change of use of ground floor shop and flat above to form two studio flats and one 2-bed flat, including conversion of roof space to accommodation with rear dormer - approved

AWDM/1051/11 - Conversion of ground floor shop to studio flat (with new front window and re-located door) at 178 South Street – approved

Consultations

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

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 34
National Planning Policy Framework (February 2019)

Planning Assessment

Visual amenity

The proposed changes to the front elevation will give the building a more domestic appearance but, following discussions with the applicant, the former shopfront fascia and decorative mouldings plus brick pillars and stall-risers will remain as existing. This, together with the omission of the proposed cladding at first floor, results in a more acceptable visual appearance.

Residential amenity

The proposal will provide a better living environment for the occupiers, reducing their noise exposure and loss of privacy. Currently, the windows are obscured by lace curtains and an internal screen and the alterations provide an opportunity to increase light into the flats too.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 27 November 2019

Authorised by: Gary Peck Date: 28 November 2019