Development Control – Delegated Officer Report

Application Number: AWDM/1696/14 **Recommendation – Approve**

Site: **8 Western Road**

Proposal: **Change of use from offices (Use Class B1) to one bedroom flat (Use Class C3)**

Date of site visit: 8.12.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a mid-terrace, three-storey period property with its ground floor put over to commercial offices. The building is slightly wider than the rest due to a side passageway.

The proposal is for change of use of from offices (Use Class B1) to a self-contained one bed flat (Use Class C3), along with external alterations to the building's frontage to facilitate this (new front bay with vertical sliding sash timber frame and front guard rails).

The surrounding area is just off from Shoreham town centre, in a predominately residential street.

The site is within the Shoreham Conservation Area (in the residential area (north) character area).

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AB3 – 6
National Planning Policy Framework

Planning Assessment

Principle

The commercial unit is isolated and situated in a predominately residential street. Its loss is not resisted by local planning policies.

The creation of residential accommodation in lieu of it is acceptable in principle, subject to new development satisfying the statutory test for new development in a Conservation Area.

Visual amenity and Heritage Assets

The building has lost a lot of its original character through inappropriate and unsympathetic alterations – all original fenestration has been lost with an ill-proportioned shop front at ground floor (albeit built of timber).

The proposed conversion of the ground floor into a residential flat would reinstate an appropriate frontage to the building (correctly proportioned bay with timber sliding sash windows, and railings). This would work toward reinstating the rhythm in the terrace, helping integrate it.

This would be to the enhancement of the special qualities of the Conservation Area, and it would lift the positive contribution the entire terrace makes to it.

Residential amenity

Future occupiers

The proposal involves some marginal lapses in the Council's adopted room standards. The overall size of the new flat falls short of the 51 square metre standards by 1.27 square metres, and no storage space is shown. However the living, cooking and eating and sleeping spaces exceed the standards.

This is a reflection of the inherent constraints of converting a commerical space within a period building.

The side passage has the capacity to accommodate bins.

On balance, a satisfactory standard of accommodation for future occupiers would be provided.

Neighbours

There would be some transfer of noise between floors. However sound insulation is dealt with under Building Regulations, and any transfer would be no worse than potential disturbance generated by the commerical use below.

Parking and Accessibility

No parking to serve the flat is proposed, or is cycle storage. However the accommodation is situated close to the town centre, within easy walking distance of public transport, shops and services.

This reduces reliance upon the motorcar, and the absence of parking/cycle provision is not considered harmful to highway safety in this instance.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials and finishes to match
4. Bay windows to be of timber vertical sliding sash

Informative

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.

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

Case Officer: Matthew Porter Date: 8-1-2015

Authorised by: Peter Barnett Date: 13 January 2015