



**WORTHING BOROUGH  
C O U N C I L**

**Planning Committee  
5 July 2017**

**Agenda Item 5**

**Ward: ALL**

**Key Decision: Yes / No**

**Report by the Director for Economy**

**Planning Applications**

**1**

**Application Number: AWDM/0479/17 Recommendation – APPROVE**

**Site: 2-4 Southey Road, Worthing BN11 3HT**

**Proposal: Part demolition of existing ground and first floor at south east corner and construction of new ground and first floor in same location and creation of additional floor with increase in pitch of roof, the addition of dormers and roof lights, and alterations to windows, parking and landscaping. All to enlarge existing house in multiple occupation (HMO). (re-submission of AWDM/1919/16). (Revised Proposal).**

**2**

**Application Number: AWDM/0615/17 Recommendation – APPROVE**

**Site: 34 Wallace Avenue Worthing West Sussex BN11 5QY**

**Proposal: Single-storey rear extension to east elevation, single storey side extension to north elevation and part two-storey part single-storey extension to south side elevation to replace existing garage and conservatory (re-submission of AWDM/0174/17).**

**3**

**Application Number: AWDM/0585/17 Recommendation – APPROVE**

**Site: Glaxo Smithkline Southdownview Way Worthing West Sussex**

**Proposal: Continued siting of 3no. single-storey portacabins**

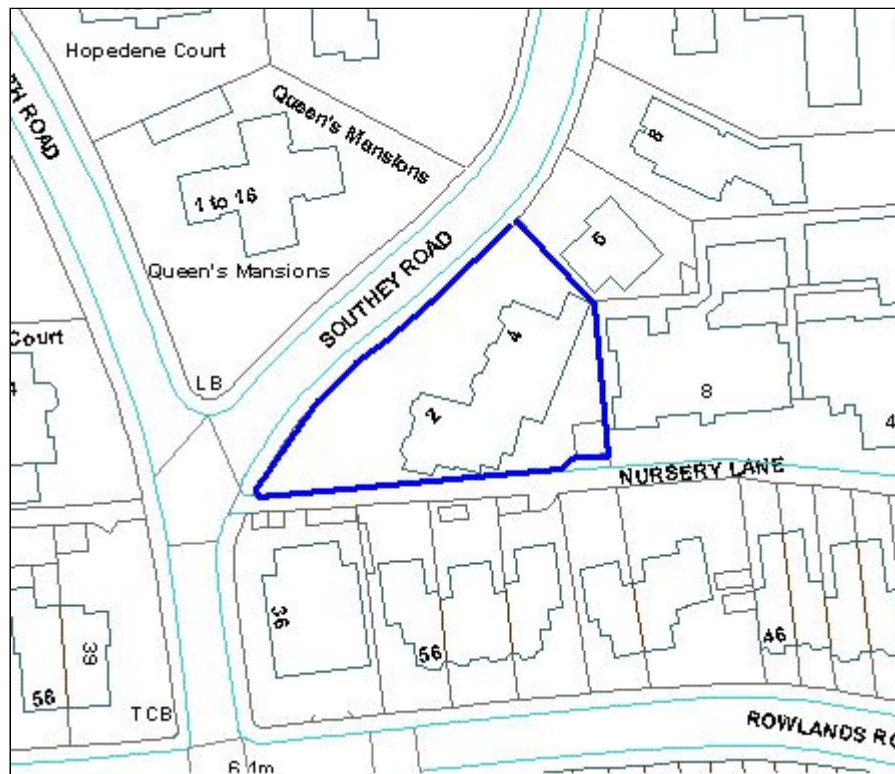
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Applicant: Bravo Properties Ltd  
Case: Marie O'Keeffe  
Officer:

Ward: Heene



**Not to Scale**

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### **Proposal, Site and Surroundings**

This application relates to a pair of rendered and white-painted Victorian villas on the south-east side of Southey Road, close to its junction with Wordsworth Road, just to the east of the town centre. The buildings are prominently positioned on this corner site. In the mid 80's the two villas were linked by a subordinate two-storey extension to facilitate an extended care home use. Other extensions have been added to the rear and at the north end.

The villas are attractive properties, double fronted with double height bay windows and lots of articulation including their staggered position to the street.

They are recessed from the road and have significant front gardens set behind an attractive flint wall and mature hedge. The front gardens are in part hard surfaced to provide car parking for approximately 10 cars off two driveways. The rear gardens are shallow and the rear elevation has been extended and is far less attractive.

The site adjoins Nursery Lane, to the south, which runs along the rear of Rowlands Road properties and also gives access to a new development of sheltered accommodation for disabled young adults.

The general area is a mixture of institutional uses and private flats and some HMOs with some commercial activity on Rowlands Road. The site is not within a Conservation Area and the buildings are not listed. There are no protected trees on the site.

The whole property (both No's 2 and 4) was used as a rest home for the elderly from the mid 1970s until 2007 when it closed. In 2008 No.2 and the link extension began use, without permission, as 14 units in an HMO (House in Multiple Occupation) with No.4 being the private residence of the owner. In August 2011 planning permission was granted to convert the whole property to 25 bedsits, plus a manager's studio flat (AWDM/0088/11). In practice, few of the rooms are traditional bedsits with own kitchenettes and are more properly styled as rooms in an HMO, sharing kitchens, WCs and baths/showers.

AWDM/0088/11 was a temporary 3-year permission made personal to the applicant and conditional upon his occupation of the on-site manager's flat (or by another on-site manager as agreed by the Council). In 2014 these conditions of use were removed, with permission, (AWDM/0271/14 refers).

Planning permission is now sought to extend to the rear of No. 2 in the south east corner and to add a new roof to the entirety of the two properties with an increased ridge height and dormer windows. The application has been revised since first submitted with only four double en-suite bedrooms now proposed in the new second floor together with a new communal kitchen. Dormer windows previously proposed have been modified and are now flat roofed. The linked roof between the two villas has been minimised from the front so that the two original villas are more apparent.

This application follows the refusal in February of this year for a similar, though greater, development. AWDM/1919/16 refers).

### Extracts from Applicant's Planning Statement

#### **'1. INTRODUCTION**

- 1.1 We are instructed by Bravo Properties Ltd to submit a revised application for the alteration and extension of Southey Lodge, 2-4 Southey Road. The proposed development seeks to remove and alter existing extensions in the south west corner of the site. It also seeks to create 5 new en-suite rooms within the new roof

void. Traditional dormers will be added to the east elevation in order to serve the new rooms with additional dormers and roof lights on the west and north elevation.

- 1.2. The application is a resubmission of an application refused by the Local Planning Authority on 21 February 2017 (Ref AWDM/1919/16). This application seeks to address the reasons for refusal and incorporate a management plan for the HMO. The proposal incorporates a ground floor managers flat within the development in order to have a point of contact on site both for residents of Southey Lodge but also for neighbours and the wider community.
- 1.3. A revised roof design, reduction in dormers and remould of the previously proposed gabled structure seeks to address the comments made during the previous application. Internal alterations, the reduction of rooms and the reconfiguration of kitchens seek to address comments concerning internal living and amenity.

## PROPOSAL

- 3.1. The application seeks to remove existing disjointed extensions that have split floor levels situated in the south-east corner of the site. The proposal then seeks to replace these with a built mass similar to the existing but constructed such that the internal arrangement of Southey Lodge has better access and uniformity between the ground, first and second floor.
- 3.2. The proposal then seeks to redesign the roof in order to facilitate 4 rooms within the new roof void. The proposal also incorporates photovoltaic panels to the east roof slope.
- 3.3. The proposal now seeks to reflect the comments made by both the committee members and the officers in the report set out to committee in February 2017.
- 3.4. The proposal seeks to reduce the roof and change the design such that it is not a continuous ridge line across the entire site. It also removes a number of the traditional dormer windows and importantly removes the gable extension above the flat roof structure to the east.
- 3.5. Internally, all rooms now have ensuite facilities and the location of kitchens has been altered in order to minimise any impact of noise by stacking them floor on floor and isolating them as best as possible from the HMO rooms.

## Principle Of Extending The HMO Use

- 6.1. The existing site operates as a *sui generis* HMO for twenty five rooms. The site has demonstrable planning history that there have been no issues with the site being used as a HMO and the property provides suitable low cost accommodation within a sustainable location within the town.
- 6.2. There are no development plan policies directly governing provision of HMO accommodation.

Government planning policy is set out in the National Planning Policy Framework where at Paragraph 50 it seeks to deliver a wide choice of high quality homes, widen opportunities for homeownership and create sustainable inclusive and mixed communities. Local Authorities should also plan for a mix of housing based on

current and future demographic trends, market trends and the need for different groups in the community (such as, but not limited, families with children, older people, people with disabilities, service families and people wishing to build their own homes). HMO's are a valuable source of low cost accommodation for a number of sections of society including students, temporary workers, those on low incomes and/or benefit and young professionals. They play a particular key role in the context of housing affordability, where open market housing is increasingly unaffordable and, following changes to the housing benefit system, this form of accommodation is often the only option available for specific parts of the housing market.

- 6.3. The building continues to be used as a HMO but is in need of refurbishment and modernisation. Bravo Properties Ltd took ownership of the building in 2016 and continue use the property as a HMO. Presently no manager, flat or supervision of occupiers and it is Bravo Properties intention to better supervise and manage the HMO as a whole. In order to create a separate suitable managers flat and upgrade the building and the individual rooms reinvestment is required. This is due to take place in the form of the proposed extensions and alterations which will create additional rooms.
- 6.4. There are no issues of anti-social behaviour and the Council's Committee Report dated February 2017 sets out that there have been no reports of complaints associated with the site from neighbours or from the police.
- 6.5. The application is now supported with a stand-alone management plan and this issue can also be dealt with by suitable condition giving the Local Planning Authority control over the management of the HMO, should any complaints arise in the future.
- 6.6. The site lies within a sustainable location with good access to a range of goods and services locally. Typically those buying low cost accommodation require pedestrian access to food retail and public transport. The site is well served in both these regards with well-lit footpaths to and from the site. Application AWDM/19/19/16 was refused principally on three grounds. None of these related to the principle of the use or the intensity of the use of the development. The refused application sought a total of 37 HMO rooms whereas this application seeks 33 consisting of 13 on the ground floor, 15 on the first floor and 5 on the second floor.

#### Design & Amenity

- 6.7. A separate Design and Access Statement is submitted with the application written by the architects Alcove Architecture. This includes sketch up models of how the proposed building will look should planning permission be granted and the development implemented.
- 6.8. The proposal alters the public facade of the roof when compared to the refused scheme by significantly reducing the number of dormers and changing the emphasis on the new roof. The original villas can be seen as part of the overall development.
- 6.9. The previous application sought the erection of a gabled extension at second floor to form part of the roof structure. This has been removed and a flat roof with parapet wall will remain. This significantly reduces the bulk and mass of the

proposed new roof on the eastern elevation. The proposed the development will appear less top heavy within the street scene.

- 6.10. During the course of the previous application the Environmental Health Team made a number of comments about the internal arrangement of the rooms together with the location of kitchens within the HMO. This has now been altered such that all the rooms are ensuite. Kitchens have been stacked on each floor such that any noise transmission between the floors are isolated to specific parts of the building. Additional kitchens have also been proposed so that the number of users for each kitchen will reduce.
- 6.11. On the second floor the bedrooms will all have ensuite with the kitchen located centrally for the occupiers of those rooms. It should be noted that whilst the kitchen is provided for 10 users this is dependent on all 5 of the rooms being occupied by 2 people. This may not be the case and therefore the number of users would reduce accordingly.

#### Neighbouring Amenity

- 6.12. The design seeks to minimise any impact on neighbours through overlooking or direct views between properties.
- 6.13. The new rear extension is sufficiently removed from neighbouring properties so that it does not have a direct impact on neighbouring amenity.
- 6.14. The rear traditional dormers and the other rear Juliet balconies are directed to front the parking area at Nursery Lane. There is sufficient distance such that there is limited impact on any amenity of adjoining residents.
- 6.15. The dormers proposed to the Southey Road elevation are a considerable distance from the flats on the opposite side of the road.
- 6.16. The south side dormer has been removed in order to minimise any perception of overlooking. We therefore consider that the proposal is not harmful to the amenity of adjoining occupiers.

#### Transport Impact & Parking

- 6.17. The proposal seeks to increase the number of parking spaces from 10 at present to 14 following implementation of the proposal. It also incorporates 12 cycle spaces and 5 motorcycle spaces. There is indication that a number of the present occupiers use motorcycles rather than cars. Accordingly the provision of motorcycles in lieu of car parking spaces is as a result of an identifying issue.
- 6.18. The site lies within a highly sustainable location and there are multi-modal methods of transport available to occupiers.
- 6.19. The site lies in proximity to high order services within Worthing Town Centre and occupiers of the property have a significant level of choice of shops and services all found locally.
- 6.20. We therefore consider that the development meets its transport needs.

## **7. CONCLUSION**

- 7.1. We are instructed by our clients Bravo Properties Ltd to submit a revised application for the extension and alteration to Southey Lodge.
- 7.2. The property at present is occupied as a twenty five bed *sui generis* HMO. The proposal seeks to unify the various extensions and alterations but overcome the principle objections and reasons for refusal identified in application AWDM/1919/16.
- 7.3. The design and use are considered to be in accordance with policy and the site is in a highly sustainable location. HMO accommodation within the town is in identified demand and as such in accordance with housing policy within the development plan and also the aims of the National Planning Policy Framework.
- 7.4. We consider the proposal overcomes the reasons for refusal and the application should therefore be determined in accordance with the development plan at the Council's earliest convenience.'

### Management Plan

## **1. INTRODUCTION**

- 1.1. This Management Plan has been prepared by DOWSETTMAYHFW Planning Partnership in support of an application for extension and alterations to Southey Lodge, 2-4 Southey Road, Worthing in order to provide 33 HMO rooms with a manager's flat.
- 1.2. Bravo Property Ltd own and will manage the HMO.
- 1.3. A professional Fire Risk Assessment company will attend the property and undertake a Fire Risk Assessment together with instructing tenants in the use of fire safety equipment i.e. Fire blankets, fire extinguishers and the location of fire exits etc.
- 1.4. The property will have multi information points providing the tenants with information regarding refuse collection and recycling collection dates and times.
- 1.5. The property will provide receptacles for both refuse and recycling.
- 1.6. The property will be inspected regularly by the manager who will be located in the ground floor manager flat.
- 1.7. The immediate neighbours will be given emergency numbers and contact details for the manager together with emergency numbers in case of any issues that may occur during the tenancy.
- 1.8. The manager will ensure that the external public areas outside of the property will not be used for any noisy activity between 11pm and 7am.
- 1.9. Any complaints of anti-social behaviour will be investigated by the manager and reported to Bravo Properties Ltd for action. If a complaint is upheld the tenant will be contacted. If a serious incident occurs, tenants will be written to informing them of a breach of lease.

- 1.10. Clauses covering issues such as appropriate behaviour and respect for neighbours will be written within the lease contracts.
- 1.11. Any severe breach will result in the notification and ultimately eviction of the tenant.
- 1.12. A plaque will be placed on the front door notifying the neighbours of contact details should any issue arise on the property at any time.
- 1.13. The maintenance of the property will be undertaken regularly by the manager who will be employed not only to look after the property but also advise and assist tenants where appropriate.'

## **Relevant Planning History**

AWDM/1919/16 - Part demolition of existing ground and first floor at south east corner and construction of new ground and first floor in same location and creation of additional floor to create an additional 12 rooms to the existing House in Multiple Occupation (HMO) with increase in pitch, new traditional dormers to all elevations and roof lights to south, north and east elevations and alterations to and alterations to parking and landscaping. Refused 21.2.17

AWDM/0271/14 - Removal of condition 1 (temporary permission to 19th July 2014); condition 3 (personal permission) and condition 4 (need for an on-site manager) to planning permission AWDM/0088/11: Change of use from residential care home to house in multiple occupation, comprising of 25 bed sitting rooms with shared kitchens. (7 bedsits with en-suite-bath/shower, wc. and wash hand basin, 10 bedsits with w.c and wash hand basin and 8 bedsits with wash hand basin only - shared w.c's and bathrooms). Granted 22.4.14

AWDM/0821/11 - Change of use from residential care home to 4 x 1 bed flats, 2 x 2 bed flats with own gardens, 3 x studio flats and 10 bed sitting rooms (6 bed sitting rooms with en suite bathroom/shower rooms, 2 bed sitting rooms with cloakrooms and 2 bed sitting rooms with hand basins. Communal bathrooms and kitchens to ground and first floor. Granted 26.9.13

AWDM/0088/11 – Change of use from residential care home to house in multiple occupation comprising 25 bedsitting rooms with shared kitchens (8 bedsits with en-suite bath/shower/WC and wash hand basin, 8 bedsits with WC and wash hand basin and 9 bedsits with wash hand basin only, with shared WC's, bathrooms and kitchens) and a manager's studio flat. Granted 19.7.2011

88/388 – Two-storey extension to existing rest home to provide additional bedrooms. Granted on appeal 22.12.1988

86/1077 – Two-storey extension link between No's 2 & 4 including first-floor extension to side elevation. Granted 27.1.1987

74/209 – Change of use to rest home. Granted 9.4.1974

64/606 - Change of use of detached house (No.4) from private hotel to nursing home. Granted 6.10.1964



## **Consultations**

### **West Sussex County Council:**

The proposal to create 12 additional rooms to provide a 25 room House of Multiple occupation in Southey Road, has been considered by WSCC as the Local Highway Authority. No objection is raised to the proposal for the following reasons.

The site is located sustainably within walking distance to Worthing Town Centre and all of its amenities. Car parking is provided alongside motorcycle parking spaces and cycle storage. As the site is considered as a sui generis use class there are no specific parking standards and the proposed number of spaces would provide 1 space for every 3 bedrooms. On-street parking in the roads around the site is controlled by parking vouchers which would allow visitors to park on-street. As the occupants of these dwellings tend to be young people car ownership is often lower than if it was a C1 dwelling and therefore these can be reduced. Therefore WSCC are satisfied with the proposed parking allocation for the site.

During demolition a construction management plan should be submitted to ensure any related highway movements are accommodated on-site, the condition below can cover this:

#### *Construction Management Plan*

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

### **The Environmental Health Housing Team makes the following points:**

*'The layout of the proposed kitchen does not appear to work (practically) with the low head height above the cooker and hob. This makes even less sense with the hob sited in the middle of that run of worktop as no one would be able to access that area if someone was standing at the hob. The problem appears to be in part*

due to the reconfiguration of the hallway, which is more central than the previous design; even though this is narrower it has reduced the footprint of the communal kitchen.

*In order to make the space as proposed work, I would suggest siting the cooking area in the dormer by the windows, consider using siting the work top below the sloped ceiling, and perhaps provide a breakfast bar and stools rather than a table. Whilst it is desirable to have access to the windows to open them, there will have to be sufficient mechanical extraction for cooking facilities anyway and so this is not essential.'*

**And earlier comments:**

*'I have looked over the revised planning application for 2-4 Southey Road and make the following comments:*

*In both its existing and proposed use this property will be a House in Multiple Occupation (HMO). The revised application shows that all rooms will now be bedsits that have their own washing facilities and share cooking facilities.*

*History*

*This property is known to us but the only housing complaint we have received in recent years was about sound transmission between flats. The addition of a third storey will bring this property within the criteria for mandatory licensing.*

*Application*

*The revised application shows a high provision of cooking/food preparation facilities suitable for the number of rooms, even if many were double occupancy. The layouts shown appear to have considered sound transmission from kitchens and should cause less problems. I would still expect sound insulation to be considered to mitigate noise. Heating provision I acknowledge that the following matter is not one that can be put forward as a Planning constraint, nor is it enforced by Building Regulations, however I request that this be sent on to the developer for their information as it may be a matter enforced by the Private Sector Housing team (Environmental Health).*

*No mention is made of the heating provision within the building, and I would suggest that consideration for this is given now at the development stage.*

*Heating must be fixed and must be effective, efficient and economical and must be suitable and sufficient for the property. It should be possible to heat each habitable room to 19°C when the outside temperature is -1°C. Heating must be fully controllable for the occupants. Assuming that the tenants will be liable for the cost of heating, for an existing building this will only be achievable by installing either:*

- *Gas-fired central heating with radiators to each of the bedrooms, living rooms, hallways and bathrooms; or*
- *High Heat Retention Storage Heaters (HHRSH) in each of the bedrooms, living rooms and hallways with a 2kW wall mounted heater in the bathrooms on a tariff that utilises an off-peak supply. There would need to be a dual rate compatible meter in place in each flat; or*
- *Modern slim line combi-storage heaters in each of the bedrooms, living rooms*

*and hallways with a 2kW wall mounted heater in the bathrooms on a tariff that utilises an off-peak supply. There would need to be a dual rate compatible meter in place in each flat.*

*NB. The provision of heating to the communal areas will reduce the heating output required within the individual rooms.*

*I trust that the above information is clear, however please do not hesitate to contact me should you wish to discuss this matter further. I am happy to discuss any of the above comments with the developer.'*

### **Pollution Control:**

*'With reference to the application above, the revised plans shows improved stacking and layout of the kitchens and bedrooms with the block. This reduces my previous concerns about loss of amenity however, with this type of use there will inevitably be some bedrooms situated immediately adjacent to kitchens. I would advise sound insulation testing should be carried out between all dissimilar rooms to confirm compliance with Approved Document E specifications before occupation.*

*As the works are being carried out in such close proximity to neighbouring properties I would recommend that all works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times.*

*Monday - Friday 08:00 - 18:00 Hours*

*Saturday 09:00 - 13:00 Hours*

*Sundays and Bank Holidays no work permitted.*

*Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development."*

### **Southern Water**

*Thank you for your letter of 06/04/2017.*

*Southern Water requires a formal application for a connection to the foul and surface water sewer to be made by the applicant or developer.*

*We request that should this application receive planning approval, the following informative is attached to the consent:*

*"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".*

*It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order*

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

*Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.*

*The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.*

*Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.*

*The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).*

#### **Technical Services:**

*'Thank you for the opportunity to comment upon this application. I note this is a resubmission.*

*The site is situated in flood zone 1, is unaffected by predicted surface water flooding and has no history of previous flooding.*

*Whilst the modifications to the building would make very little difference to the extent of hard surfacing, I note that at paragraph 6.17 of the Planning Statement it states*

*"The proposal seeks to increase the number of parking spaces from 10 at present to 14".*

*And within the Design and Access Statement it states*

*"Externally the parking provision will also be rationalised and extended to accommodate 14 no spaces"*

*In light of this I consider that there is scope to introduce either soakaways or some form of retention in the front garden, rather than directing all the surface water flow to the public sewer.*

*Therefore unless there is any reason why some form of Suds system cannot be*

introduced on this site I **object** to the application.

*It appears from sewer records that the building would drain to the surface water sewer in Southey Road, so there would be no difficulty intercepting this pipe run, and taking both roof and parking area flows to a suds system.'*

The applicant has since confirmed that the front extensions to the building and enlarged parking areas can be connected to the soakaway or other holding/storage tank and will accept a condition requiring suitable details to be submitted and agreed. The rear elevation is at a lower ground level and cannot be connected. The Council's drainage engineer is happy with this approach and **withdraws** his objection.

### **Sussex Police**

*'Thank you for your correspondence of 10th January 2017, advising me of a planning application for the part demolition of existing ground and first floor at south east corner and construction of new ground and first floor in same location and creation of additional floor to create an additional 12 rooms to the existing house in multiple occupation (HMO) with increase in pitch, new traditional dormers to all elevations and roof lights to south, north and east elevations and alterations to parking and landscaping (re-submission of AWDM/1919/16). This application proposes to increase the number of rooms to 33.*

*I have had the opportunity to examine the detail within the application and I have concluded that further crime prevention advice will not be required. My previous comments from a secured by Design (SBD) perspective within PE/WOR/17/03/A in response to planning application AWDM/1919/16, remain extant which I reiterate for you.*

*Whilst I have no concerns regarding the design and layout I recommend the following security measures to be implemented within the development;*

- *Communal front entry doors and rear entry doors are to have an access control system incorporated into them.*
- *Secure external post boxes that conform to TS009 to be fitted externally or within the main entrance lobby, postal worker access will be required for the latter.*
- *If individual flat front doors are to be replaced they are to conform to PAS 024-2012 or have fit for purpose locks fitted that conform to security standard TS 007 if the original doors are to be retained.*
- *Any ground floor windows that are being replaced are to conform to PAS 024-2012. Any windows that are being retained are to be fit for purpose and have adequate fit for purpose locks or security measures fitted.*
- *Lighting within the hall and entrance lobby is to be dusk till dawn operated with the remaining corridors having PIR operated lighting.*
- *External lighting to the main and rear entrances is to be operated by dusk till dawn switching.*
- *Gates that lead to the rear amenity space are to be lockable. If push button style lock is to be used precautions are to be taken to protect the thumb turn release lever from being accessed from the outside. A shroud would remove*

*unauthorised access from the attack side to the thumb turn lever.*

*Should the applicant require information regarding SBD, I direct their attention to our website at [www.securedbydesign.com](http://www.securedbydesign.com) where the specifications and requirements of SBD can be found.*

*I thank you for allowing me the opportunity to comment.*

*The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.*

*This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.'*

## **Representations**

None received.

## **Relevant Legislation**

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

## **Planning Assessment**

This proposal should be considered against the background of the previous refusal and the rising demand for HMO accommodation; the history of the use and the potential impact of the extent and nature of the extensions and the increase and intensity of occupation.

The main issues raised by this application are therefore:

- i) Principle of extending an already large HMO to the scale proposed and local impact,

ii) The impacts of the extensions on the appearance of the buildings and the wider area;

and

iii). The adequacy of the parking provision and drainage should be considered.

The relevant Core Strategy policies are Policy 7; Meeting the Housing Need; Policy 8: Getting the Right Mix of Homes; Policy 9: Existing Housing Stock; Policy 10: Affordable Housing; and Policy 16: Built Environment and design and Policy 15 Flood Risk and Sustainable Water Management;. The relevant Saved Local Plan policies are H18: Reduction in amenity for local residents and TR9; Parking provision; Policy issues relating to Houses in Multiple Occupation report 19.10.16 and the National Planning Policy Framework and Planning Practice Guidance (CLG 2014). Standards for Houses in Multiple Occupation' produced by the CIEH Sussex Housing Group is also relevant.

This application follows the refusal earlier this year of application AWDM/1919/16. This was a similar but larger scheme. It was refused for three reasons:

- 1. The scale, form, mass and detailed design of the roof extensions proposed are unsympathetic to the character of the original villas and would give the buildings a top heavy appearance which would be harmful to their appearance and that of the wider area contrary to saved local plan policies H16 and H18, Core Strategy policy 16 and the National Planning Policy Framework.*
- 2. The bulk and mass of the roof extensions proposed and their proximity to the boundary with No. 8 Nursery Lane would result in an oppressive sense of enclosure for adjoining residents and the south side dormer would also increase overlooking for residents of 36 Wordsworth Road and 56 Rowlands Road, harmful to living conditions. The proposal is therefore contrary to saved local plan policies H16 and H18, Core Strategy policy 16 and the National Planning Policy Framework.*
- 3. The applicant has failed to demonstrate the resulting accommodation would be of a high standard in relation to the kitchen facilities and additional living accommodation for the occupiers of the second floor, contrary to policy 8 of the Core Strategy and the National Planning Policy Framework.*

### ***Principle of Extending the properties to create an HMO of this scale***

There are no development plan policies directly governing provision of HMO accommodation. Government planning policy is set out in the National Planning Policy Framework (NPPF). Paragraph 50 seeks to "deliver a wide choice of high quality homes, widen opportunities for homeownership and create sustainable, inclusive and mixed communities...." The NPPF also states that local planning authorities should "plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

The adopted Development Plan for Worthing is the Core Strategy (2011). Although the Core Strategy does not include any specific policies relating to HMOs the following policies are of relevance: Policy 8 -Getting the right mix of homes -this policy seeks to ensure that a wide choice of high quality homes are delivered to meet the needs of the community and Policy 16 - Built Environment and Design - this policy seeks to ensure that new development is of high quality. These, and other policies in the Core Strategy, are also supported by the Guide to Residential Development Supplementary Planning Document (2013). However, it should again be noted that this SPD does not specifically address any issues relating to HMOs.

*Standards for Houses in Multiple Occupation'* produced by the CIEH Sussex Housing Group is a useful benchmark for assessing what constitutes a high quality home in respect of HMOs and compliance with Core Strategy Policy 8.

In October last year Planning Policy produced a report on the subject of HMO's which concluded that there was no need, at this time, to create a specific HMO policy. No over concentration of HMO's was identified in the borough as a whole, in any particular ward nor in and around Worthing Town Centre.

The policy report did identify that there is greater pressure for more HMO accommodation and that the planning system has an important role to play in meeting this growing need whilst protecting and enhancing the local area. Houses in Multiple Occupation (HMOs) are recognised as a valuable source of low cost accommodation for a number of sections of society including students, temporary workers, those on low incomes and/or benefit and young professionals. They play a particularly key role in the context of housing affordability, where open market housing is increasingly unaffordable and, following changes to the housing benefit system, this form of accommodation is often the only option available for specific parts of the housing market.

Whilst HMOs are an important type of housing, poorly designed and managed HMOs can lead to problems both for the occupants and for neighbours due to the large number of people living in high density housing. HMOs can have high concentrations of more vulnerable and transient young people and this can, in itself, raise concerns for existing communities.

There has been an HMO on this site since approximately 2008, firstly in No. 2 and the link building and then extending into No. 4; with a small flat-let for a resident manager retained at 4. The 2014 permission for this site resulted in the permanent provision of a high density HMO, unprecedented on this scale in Worthing in recent times with the possible exception of Greena Court on Shelley Road.

There are no reports of complaints associated with this site from neighbours or the police and this application has not elicited any neighbour responses.

The applicant, Bravo Properties, took ownership of the building in late November 2016 and continues to run it as an HMO, though it is not at capacity due to the uncertainty surrounding this planning application. There is an on-site manager. This application is accompanied by a detailed management plan and contains plans to retain the on-site manager



The future management of HMOs has been a key consideration in the past by the Planning Committee when assessing applications for new HMOs. The quality of the management of HMOs is seen as essential to their effective and neighbourly running.

The 2014 permission for this site removed the need for an on-site manager. The HMO shown at that time in approved drawings had a maximum occupancy rate of approximately 47 persons.

The proposed application, with 4 additional rooms at second floor is more explicit in terms of capacity. It shows 13 en-suite double rooms on the ground floor and a manager's flat, 15 en-suite double rooms on the first floor and, in the revised scheme 4 en suite double rooms on the new second floor. Kitchen facilities are shared on all floors. This gives a maximum on site occupancy rate of 64 persons and a manager's flat.

This is a considerable increase in capacity. This would be the largest HMO in Worthing. The good management of such a sizeable HMO will be critical to how it co exists with its neighbours.

With the previous refused scheme the Housing Team within Environmental Health raised concerns in relation to *Standards for Houses in Multiple Occupation* in terms of the quality of the layout shown and the provision of facilities shown. Several rooms were shown as being above, below or next to a kitchen and this was identified as a potential source of noise nuisance to occupiers. The second floor kitchen was also identified as possibly not being of adequate size or adequately resourced to meet the needs of so many occupants.

Further, they raised the issue of whether the new accommodation then proposed on the second floor met minimum floor areas and as a consequence queried the potential need for a separate living room as a result.

All these issues have been resolved in the latest revised plans and the quality of accommodation to be provided is no longer in question. Additionally the applicant has submitted a management plan with this application and confirmed the intention to employ a full time live in site manager. As a result it is considered that reason 3 of the previous refusal has been satisfactorily addressed and is no longer applicable.

### ***Design and Streetscene***

Policy 16 of the Core Strategy looks to new development *'to display a good quality of architectural composition and detailing as well as respond positively to the important aspects of local character, exploiting all reasonable opportunities for enhancement. The preamble supports the need for development to 'complement or improve local character'. Good design will be seen to encompass 'architectural design; form; height; massing; scale; proportions; siting; layout; density; orientation; prospect; materials and detailing. Good design will incorporate all of these things and collectively contribute towards an overall improvement in the quality of the living environment.'*

Para 64 of the National Planning Policy Framework states that: 'permission should be refused for development of poor design that fails to take the opportunity available for improving the character and quality of an area'.

It is proposed to demolish an unsightly flat roofed two storey addition in the south east corner of No. 2 and to rebuild a two storey rear extension in this general position adjoining Nursery Lane. It is further proposed to remove the existing roof over the two original villas and the link extension and to replace it with a roof with a steeper pitch and with dormer windows in the front, rear and north facing elevations. The existing centrally positioned rear two storey flat roofed addition is no longer to be extended with a gable roof addition. Considerably fewer dormers are proposed and they are now all of the same modest size and flat roofed.

The existing villas have shallow pitched roofs and this roof form is typical of the original villas in the area. They are linked by an extension with a shallower mock pitched roof. The buildings have prominent double height bays with decorative pitched roofs. Because of the stagger in the original building lines of the two villas and the subordinate form of the roof of the link extension the scale and form of the two original houses remain apparent.

It is again proposed to increase the ridge height by a maximum of 1.5 metres. This time however, the ridge height of the link is noticeably lower and it is reduced in width and given a lower eaves line to the main villas. A more elaborate and decorative parapeted roof is shown over the double height bay of the existing link and the pitched roofs of the bays of the main villas are shown to be rebuilt this time. Only two dormers are shown on the front elevation as opposed to the previous five. The south side dormer, visible from the front, has been removed but one on each of the north elevations of the villas, also visible from the front, are retained. The bulk of the dormers has been reduced with the removal of pitched roofs to them and they are all of the same modest height and width.

The increase in ridge height is still a significant change to the appearance of these villas. However, the treatment of how these villas are linked at roof level is considered to be more successful in the revised scheme. Dropping both the ridge and eaves lines of the link and reducing its width ensures that the existing hipped roof of the villas remains apparent and the original form of the two villas can be distinguished. The new parapet roof detail to the bay window of the link improves its appearance.

The reduced number of dormers for the frontage, their reduction in size and their uniformity in appearance minimises the bulk at roof level and ensures the proposal no longer has a clumsy top heavy appearance.

The main change to these villas is the replacement of their roofs with new roofs of a different pitch and a greater ridge height. This remains a significant change to the character of these Victorian villas which typically have shallow pitched roofs. There are a number of similar such villas in the vicinity. This site is not in a conservation area and is somewhat standalone albeit on a prominent corner. As a consequence it is considered that in this case the new height roof, with the modifications described above, can occur without significant harm to the appearance of these

buildings and the wider area.

The principle of the replacement and squaring off of the rear addition in the south-east corner of the site was not objectionable in the previous scheme. The gabled roof previously proposed to be added to the deeper rear flat roofed extension has been removed from the proposal and only an increased height parapet wall now proposed here. This is acceptable.

Two double dormers are proposed on the rear elevation this time. Again they are flat roofed to reduce their bulk. They are acceptable on this rear elevation. Three full height windows are proposed below these dormers in the new extension. The current drawings show Juliet railings to these windows though these appear to be unnecessary. The applicant has been asked to remove these railings and instead to fix and obscure the lower panes of these windows. Members will be updated at the meeting

Previous refusal reason 1 is considered to have been overcome.

### ***Neighbour amenity***

The new rear extension to No. 2 is sufficiently removed from neighbouring properties not to be directly harmful to neighbour amenity.

It has been possible with this application to gain access to the building behind in Nursery Lane where assisted living to adult residents is provided. This building does have habitable room windows in its side wall facing the rear of the site. At ground floor there are bedroom windows. These windows sit behind a high solid brick boundary wall. The new higher roof is proposed to the main villas only. The gabled pitched roof proposed for the rear extension is no longer proposed. The extended roof height will not be visible from these bedroom windows. At first floor level in Nursery Lane there are secondary communal living room windows only with frosted glass in the lower half of each. These rooms also have front or rear elevation windows.

It is no longer considered that the new roof will result in harm to the living conditions of residents of No. 8 Nursery Lane.

The rear dormers and other windows alterations look over the front parking area of No. 8 Nursery Lane and down the Lane itself. They will be visible from the rear of properties in Rowlands Road but at either some distance or at an oblique angle and so are not considered harmful.

The front dormers proposed look over Southey Road and are a considerable distance from the flats across the road. The north facing dormer in No. 2 will look over the main front garden area of the site and is some distance from 6 Southey Road. The north dormer in No. 4 will look obliquely towards secondary habitable room windows, a bathroom window and a kitchen window in No. 6. This is not an unacceptable relationship and there is already a first floor habitable room on site facing these windows, without objection.

The south side dormer window previously proposed has been removed from the

scheme thus avoiding increased overlooking of 36 Wordsworth Road and the house at 56 Rowlands Road.

Previous refusal reason 2 is also considered to have been overcome.

### ***Parking***

Four additional parking spaces are proposed in the front garden. These are created by hardsurfacing a central lawn area. This leaves the south west corner front garden area for amenity use and a small rear garden for clothes drying etc. The Highway Authority is satisfied that a total of 14 spaces for an HMO of this size in this sustainable edge of town centre location. Motor cycle parking, cycle parking and refuse storage are again shown off of Nursery Lane but with some additional cycle parking in the frontage.

### ***Drainage***

As the front garden is being dug up to create additional car parking the Council's drainage engineer sees no reason why a sustainable drainage scheme to deal with surface water from the site cannot be introduced in this area. The applicant has confirmed he is happy to use soakaways or other container system for the front extensions and hardstanding increase. It will not be possible at the rear as this area is at a lower ground level.

### ***Conclusion***

Well managed and well-designed Houses in Multiple Occupation provide a valuable contribution to the housing offer of Worthing. This revised application is well designed and provides quality HMO accommodation with an on-site manager.

### **Recommendation**

**APPROVE** subject to the following conditions:

1. Approved Plans
2. Samples of Materials
3. Details of all new and replacement windows/rooflights
4. Details of surface water
5. Details of hard and soft landscaping
6. Details of dust suppression
7. Construction hours
8. Construction Management Plans
9. Car, motorbike, cycle parking and refuse arrangements provided prior to occupation of 2<sup>nd</sup> floor
10. On site manager at all times
11. Management Plan in operation at all times.

### **Informatives**

1. 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.

2. A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

3. Southern Water advises that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

4. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

5<sup>th</sup> July 2017

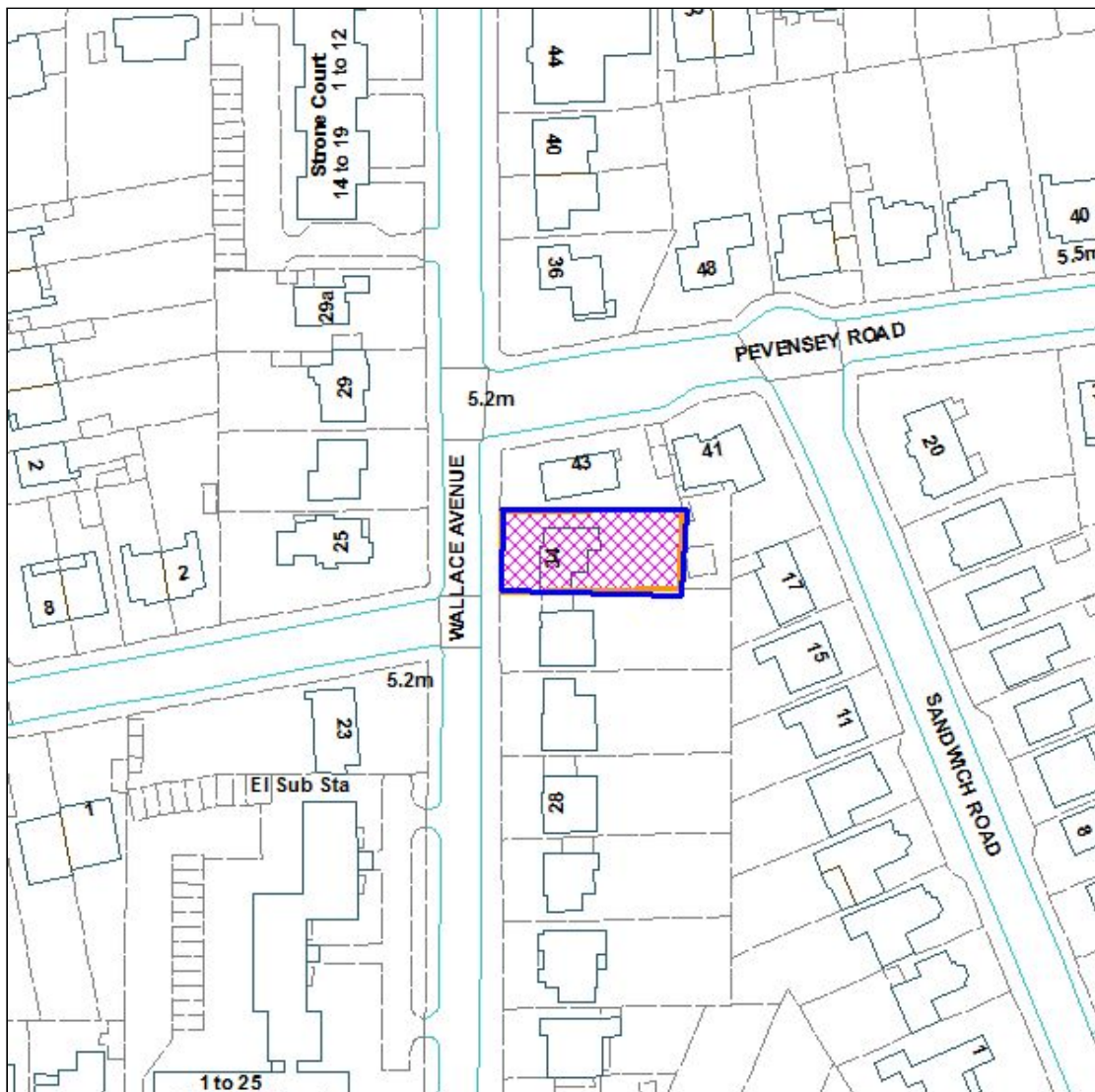
Application Number: AWDM/0615/17      Recommendation – APPROVE

Site:      34 Wallace Avenue Worthing West Sussex BN11 5QY

Proposal:      Single-storey rear extension to east elevation, single storey side extension to north elevation and part two-storey part single-storey extension to south side elevation to replace existing garage and conservatory (re-submission of AWDM/0174/17).

Applicant:      Mr & Mrs Francis  
Case      Eve Hearsey  
Officer:

Ward:      Marine Worthing



**Not to Scale**

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### Site and Surroundings

The application relates to a two storey, west facing, detached house on the east

side of Wallace Avenue. It has a rear conservatory-type extension and a side garage with a hipped roof up to the boundary with No. 32 Wallace Avenue. The dwelling has a two storey rear protruding section on the north side of the rear elevation which has a small lean-to element attached to it. On the north side of the dwelling is a canopy roof above the back door. There is a shed positioned between the north side of the house and site boundary with No. 43 Pevensey Road. The fence to No. 43 Pevensey Road is approximately 2 metres in height.

No. 32 to the south is a similar two storey dwelling, positioned in a similar line to the application property. There are a number of single-storey outbuildings positioned adjacent the boundary with No. 34 which are higher than the existing fence by some 500mm. There is also a conservatory-type extension attached to the rear corner of the property, next to the outbuilding.

To the north, No. 43 Pevensey Road backs towards the application site and is divided into flats. There are principal windows facing towards No. 34 Wallace Avenue overlooking the garden and the side elevation of the application property.

## **Proposal**

As amended, permission is sought for:-

- A single storey, flat-roofed rear extension across the full width of the original dwelling and extending to approximately 300mm of the southern side boundary. It would measure approximately 10.7m wide. Its depth will measure 2.5 metres (plus a roof overhang of 1.2m) from the rear of the existing garage; 1.6 metres (plus the 1.2 metre roof overhang) from the rear of the existing conservatory; and 2 metres (plus the 1.2 metre roof overhang) from the rear of the existing lean-to element.
- A single storey extension measuring 2.1 metres wide and 6.4 metres deep on the north side of the dwelling set back 3.3 metres from the front and sited 600mm from the north side boundary. The rear (east) wall would align with the rear wall of the original 2-storey protrusion on this side. It would have a part pitched, part flat-roof 3.5 metres high.
- A part single storey and part 2-storey extension to the south side. The single-storey element would extend to within 300mm of the side boundary with No. 32 and set back 1.5 metres from the front elevation of the dwelling. The first-floor element would be set in from the side and front of the ground-floor element having a hipped and ridged pitched roof 7.8 metre high, positioned below the ridge of the main roof. There would be a gap of 1 metre between the flank wall of the first-floor extension and the line of the south side boundary.

## **Relevant Planning History**

An application for a single-storey rear extension to the east elevation and two-storey extensions to the north and south elevations (replacing the existing garage and conservatory) was withdrawn in March this year (AWDM/0174/17 refers)

**Consultations:** None undertaken

## **Representations**

7 letters/emails of objection have been received from residents of No's 23, 29, 32, 36 Wallace Avenue, and 41, 43, 43A Pevensey Road, raising the following concerns which have been summarized:-

- The extensions will be too close/onto neighbouring boundaries, should be minimum of 1m away
- The flat roof will cover the entire width of the plot
- May want to build over the flat roof in the future
- Out of character with neighbours and streetscene
- Overdevelopment
- Overbearing onto neighbouring properties
- Conflict with Worthing SPG's
- Loss of light
- Loss of privacy
- Loss of outlook
- Tunneling effect
- Will need to gain access from neighbouring properties for construction
- Higher than existing boundary fencing which would harm the neighbouring property
- The side window will cause overlooking and will be solely reliant on light from neighbouring property
- Unbalance host dwelling
- Existing sewage/storm water outfall may get blocked or collapse from the development
- Precedent
- Noise of building works would cause disturbance
- If approved builders will need to access neighbour properties; store materials; park vehicles and plant
- At risk of carbon monoxide poisoning from boiler flue if positioned on the side of the extension next to neighbouring property, and at very least may cause a nuisance by way of plumbing and vaporization
- Will the development be built over the sewerage outfall and if so how will access to drains be gained
- Will block the signal for my Sky dish

## **Relevant Planning Policies and Guidance**

Worthing Core Strategy 2006-2026 (WBC 2011): Policy 16  
Worthing Local Plan (WBC 2003) (saved policies): H6, H18  
Design Guide 'Extending or Altering Your Home' (WBC)  
National Planning Policy Framework (March 2012)

## **Planning Assessment**

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and



Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

### ***Principle***

There is no objection in principle to upgrading of the existing housing stock; the key considerations are the effects on the visual and residential amenities of the locality.

### ***Visual amenity***

The Council's Supplementary Planning Guidance 'Extending or Altering Your Home' does not seek to impose detailed design controls, but gives general advice and sets out a number of design principles.

In the instance of this application, the proposed extensions have been designed taking on board some of the design principles of the SPG, namely roofs to the first floor extension and the single-storey extensions which can be viewed from the front of the property.

There is a wide flat roof extension to the rear, but this is not readily visible from the street scene, and thereby will not demonstrably affect the visual character of the street.

When viewed from the front of the site, the existing dwelling; garage; and side wall/gate dividing the front and rear areas, visually occupy the full width of the site.

The proposal will see the removal of the side garage and its replacement with a single-storey part hipped-roof store and study side extension together with a first floor over the proposed ground floor extension, the first floor extension will be some 1metre away from the southern boundary, thereby retaining a visual break between the two properties. No. 32 has a flat roof garage up to the boundary with the application site, and also has an integral garage with living accommodation over to the north side of the dwelling.

The proposed store will have a typical garage door, thereby making the design and style similar in appearance to that of the neighbouring property at No. 32. Other nearby properties along the street have flat roof garages close or up-to their side boundaries and some also have integral garages with a first floor extension over. The proposal therefore reflects a common design feature within the street.

On the north side the proposed extension will be sited behind the existing side wall and gate with only the part-hipped part flat-roof being visible above the gate.

The proposed flat-roofed rear extension would be sited wholly at the rear and will not be visible from the street.

### ***Residential amenity – effect on existing dwellings***

The single-storey extension on the north side is shown on the plans to be 600mm from the boundary with No. 43 Pevensey Road. It will house a utility area and

cupboard, with doors to the front and rear and a high level window on the north side.

To the north, the ground-floor flat at No. 43 Pevensey Road has the main living room window in the south elevation of that property, directly facing the boundary fencing with No. 34 Wallace Avenue. There is only a very short garden space of approximately 3.5 metres between the living room window and the boundary fence.

The proposed north side extension will be contained purely within the existing envelope of the dwelling house, so whilst the occupiers of No. 43 Pevensey Road may be able to view some of the tiled 'skirt' roof of the proposed extension it will not be imposing to any significant degree.

The rear, flat roof extension will go across the rear of the dwelling replacing the various existing single-storey elements that currently exist. Taking the existing extensions into consideration, the rear extension including the overhanging roof as proposed, will be deeper than the existing structures by 3.2 metres on the north side and 3.7 metres on the south side. The height of the proposed flat roof rear extension (excluding the rooflights which project slightly above the flat roof) will be 2.8m. The distance from the boundary to No. 43 Pevensey Road will be approximately 2.5 metres with an overall separation distance of some 6 metres to the rear elevation of No.43, which is considered would not result in unacceptable overbearing or overshadowing onto that property.

The curtilage of No. 41 Pevensey Road adjoins the application property to the rear (east). There appears to be an outbuilding located in the rear of this property, directly behind the rear garden of the application site. The distance between the back corner of the dwelling and the proposed single-storey flat roofed rear extension would be some 12 metres off-set at an angle. At this angle and distance together with the fact that the extension will be single storey, not to mention the existing boundary treatment, it is considered that the proposal would not harm the neighbouring property to the north east.

Turning to No. 32 Wallace Avenue to the south, the single-storey flat-roofed extension will be positioned 600mm from the boundary with this property having an overall depth of 6.8 metres. The ground-floor element of the part single part 2-storey addition will be sited 300mm from the boundary having an overall depth of 6.6 metre, allowing sufficient space for the eaves and guttering to be accommodated within the site curtilage without encroaching the boundary. The tiled 'skirt' roof of the ground-floor element and the 'bulk' of the first-floor addition will be visible from No.32, but will not be unduly dominant or overbearing in effect, particularly as the larger mass of the first-floor is set further back by 1 metre from the boundary. There are no windows proposed within the south side elevations facing No.32 and a condition preventing the introduction of windows in the future would be appropriate

## **Recommendation**

### **APPROVE Subject to Conditions:-**

1. Approved plans
2. Standard time limit

3. External materials to match existing
4. Other than the windows shown on the plans, no additional windows to be formed in north or south side walls of the extensions

5<sup>th</sup> July 2017

Application Number: **AWDM/0585/17**

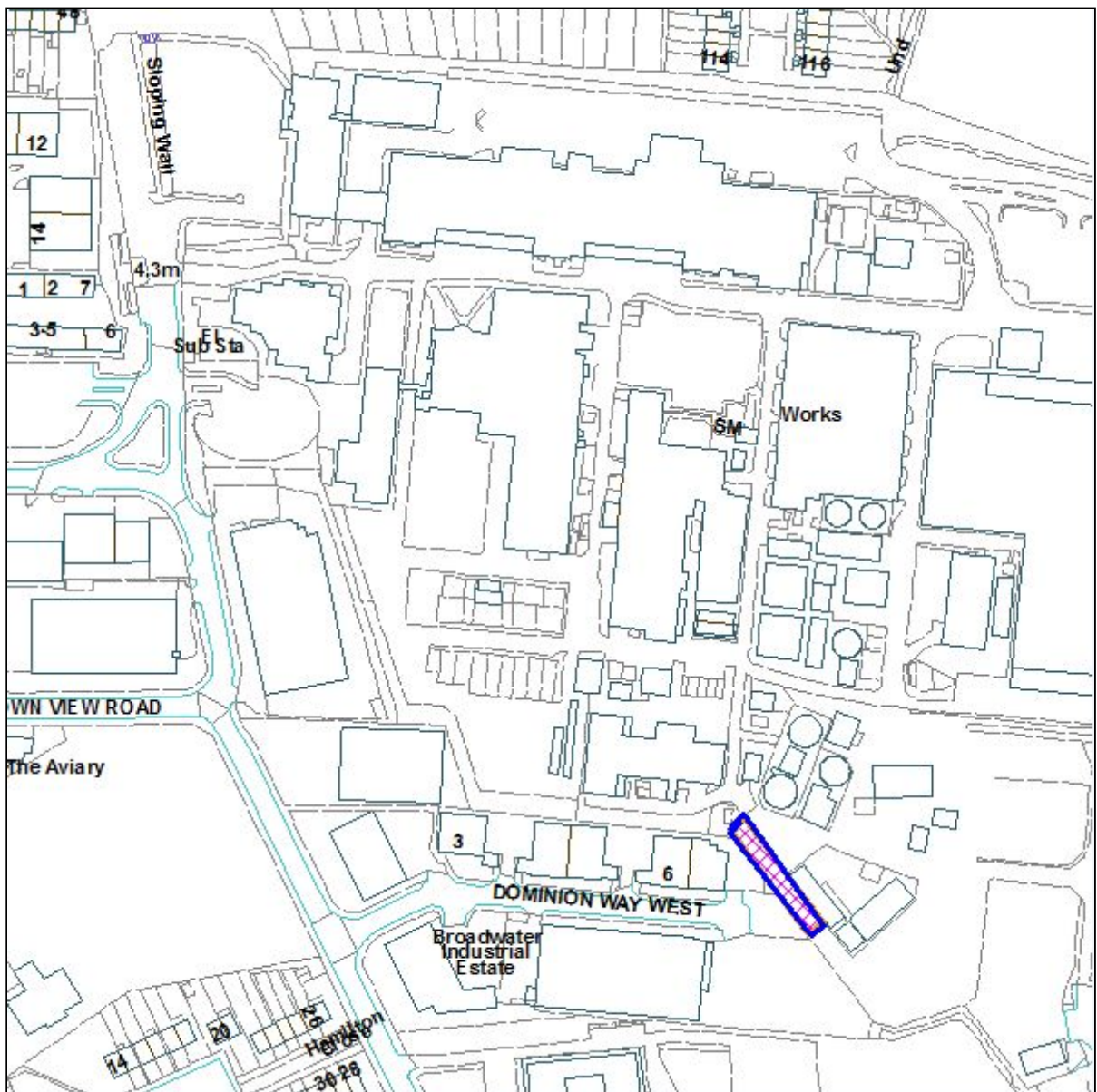
Recommendation – **Approve**

Site: **Glaxo Smithkline Southdownview Way Worthing West Sussex**

Proposal: **Continued siting of 3no. single-storey portacabins.**

Applicant: Mr David Eaton  
Case Peter Devonport  
Officer:

Ward: Broadwater



**Not to Scale**

## **Introduction**

This application is deemed a “Major” in terms of planning statutory procedures due to the size of the site and therefore under local standing orders is required to be determined by the Committee.

## **Site and Surroundings:**

The ‘Glaxo Smithkline’ pharmaceutical research laboratory and industrial premises are situated in the East Worthing trading estate and comprise a large number of sizeable industrial outbuildings and structures. This very large site (16 hectares) is located at the northern end of Dominion Way and stretches northwards to Clarendon Rd, westwards to Southdownview Way and eastwards to the countryside in the Sompting Gap.

Following an industry regulatory directive the complex is split into the two penicillin and non-penicillin zones. The non-penicillin or primary production zone is in the inner southern part of the site accessed from Southdownview Way and the penicillin or secondary production zone in the remainder serviced from Dominion Way.

The relevant part of the application site is sited on the southern boundary, adjacent to a small industrial estate. The boundary here is marked by a tall belt of trees.

The portacabins have been on the site for 10 months and sit end to end by the boundary.

There is no housing close-by.

The location of the proposal falls into Zone 1– Low Probability Flood risk Zone.

It is within Zone 2 of the Environment Agency Source Protection Zone.

The whole GSK site is identified as potentially contaminated.

## **Details of Proposal**

The proposal is retrospective, seeking to retain the existing portacabins for a further unspecified longer period.

They have a total floorspace of 93 sq ms and are single storey – 2.7 ms tall.

The Design and Access Statement advises;

*The Portacabins comprise three separate units which are to be used for ‘Audit Readiness’ in association with the use of the main site. Each Portakabin is identical and comprise open plan office space. These are required as a result of the overall site now being split into two separate production facilities in terms of business operation, which means it now operates as separate Penicillin and Non-Penicillin production facilities. The Portacabins will effectively operate as temporary overflow*

*administration offices when audits are carried out. This use would not result in any additional staff being employed on site.*

The external walls are a factory coloured wall panel in a grey colour. Windows are powder coated aluminium double glazed units.

The Portacabins do not have any foundations.

There is no loss of parking space. All parking arrangements will remain as currently exists.

There is no increase in personnel or any changes to vehicular access or pedestrian access to the GSK site from public areas.

## **Consultations**

### Environmental Health Officer

*No objections, other than request contaminated land condition imposed if any breaking of ground is involved.*

### Highway Authority

*The proposal is for retrospective approval to retain the current siting of 3 x single storey portacabins. The use of the site as a whole is pharmaceutical processing; the portacabins are in use as temporary B1A office accommodation related to the site. At 93.6 square metres of floor space under WSCC parking standards a maximum demand for approximately 3 car parking spaces would be envisioned. However, we note that the portacabins are to be used for overflow administration offices when audits are being carried out and would not result in additional staff being employed on site.*

*The portacabins are accessed via the south end of the site, off the unclassified no through road 'Dominion Way West'. Whilst the plans do not indicate allocated parking specifically for the portacabins use it is evident that on-site parking is available nearby over this extensive site. Furthermore the junction of Dominion Way West with Southdownview Road is subject to junction protection to deter on street parking in locations that would be detrimental to highway safety.*

*The LHA do therefore not wish to raise any highway safety or capacity issues as a result of the proposals.*

## **Representations**

None received.

## **Planning Assessment:**

The main issues raised by these proposals are:-

- Principle of business development

- Impact on amenity
- Impact on appearance and the character of the area
- Impact on the environment
- Impact on access /parking

As such the proposal should be primarily assessed against; Saved Worthing Local Plan Policies RES7 and H18; Core Strategy Policies 4 and 16; National Planning Policy Framework and Practice Guidance;

### **Principle of business development**

The sites sit in a designated and protected industrial estate in the Core Strategy.

The works support the on-going programme to segregate primary and secondary production and improve security and as such help secure the future of this key site, critical to the town's economy.

### **Impact on residential amenity**

The site is remote from any dwelling or other sensitive area.

### **Impact on appearance and character of the area**

The site is within an established industrial area characterised by large industrial buildings and structures and screened by trees.

The portacabins' utilitarian design is acceptable in this environment for a temporary building.

### **Impact on environment**

No foundations are required which might threaten aquifers land contamination.

The site is outside of any flood risk zone.

### **Impact on access /parking**

Vehicular access and parking is unaffected.

### **Recommendations:**

Approve subject to following conditions

1. Remove the buildings by 30.6.22 and reinstate to former condition or otherwise agreed by the Local Planning Authority.
2. Build in accordance with approved plans
3. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been

demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

5<sup>th</sup> July 2017

**Local Government Act 1972  
Background Papers:**

As referred to in individual application reports

**Contact Officers:**

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## **Schedule of other matters**

### **1.0 Council Priority**

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
  - to promote a clean, green and sustainable environment
  - to support and improve the local economy
  - to work in partnerships to promote health and wellbeing in our communities
  - to ensure value for money and low Council Tax

### **2.0 Specific Action Plans**

- 2.1 As referred to in individual application reports.

### **3.0 Sustainability Issues**

- 3.1 As referred to in individual application reports.

### **4.0 Equality Issues**

- 4.1 As referred to in individual application reports.

### **5.0 Community Safety Issues (Section 17)**

- 5.1 As referred to in individual application reports.

### **6.0 Human Rights Issues**

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

### **7.0 Reputation**

- 7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

### **8.0 Consultations**

- 8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

## **9.0 Risk Assessment**

9.1 As referred to in individual application reports.

## **10.0 Health & Safety Issues**

10.1 As referred to in individual application reports.

## **11.0 Procurement Strategy**

11.1 Matter considered and no issues identified.

## **12.0 Partnership Working**

12.1 Matter considered and no issues identified.

## **13.0 Legal**

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

## **14.0 Financial implications**

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.