P.E 15/5/07
Expiry
18/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0246/07 **Recommendation – Refuse Application**

Site: **19A East Street Shoreham-by-Sea West Sussex BN43 5ZE**

Proposal: **Change of use of second floor from flat to offices (employment agency)**

The Application

The site is located within Shoreham Town Centre within the built up area. Currently the property is a second floor residential flat above an office use at first floor level and a ground floor retail use. The site is located within a predominantly commercial area with other A1, A2 and A3 uses within close proximity, at ground floor level with ancillary uses, business and residential uses above.

Access to the second floor flat is via stairs accessed from the existing side passageway. Permission is sought to change the use of the second floor flat to office use, Employment Agency, in relation to the first floor office use that exists. There are no changes to the to the existing layout proposed or external alterations. It is proposed that access to the second floor will be via an existing internal staircase.

Consultations and Representations

Third Parties: - No third party comments have been received.

A.D.C.A.G: - No objection

Director of Services: - The Environmental Health Officer has no comment

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): NE9, DEV1, NE2
LOC1, DEV4, DEV5
Adopted Adur District Local Plan (ADC 1996): AG1, AH6, AH5
Adur Development Plan - Submission Core Strategy (ADC 2007): STC1
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy NE9 of the West Sussex Structure Plan promotes the role of town centres as having a vital role in meeting needs, acting as the focus for a wide range of activities including retailing, leisure, cultural, business and residential uses. Policy AH6 of the Adur District Local Plan states that within built up areas the loss of residential dwellings and other types of accommodation especially those which are suitable for small households will not be permitted. In addition policy STC1 of the core strategy states that the Council will promote the use of vacant premises above shops for residential purposes.

Loss of Dwelling in Town Centre

The above policies seek to strongly resist the loss of residential accommodation within the built up area including flats and maisonettes above retail uses within town centres through redevelopment or change of use. In particular smaller dwellings that can provide accommodation for small households or households not able to compete in the existing housing market.

The existing two bedroom, second floor flat is located within the town centre and provides what would be considered to be accommodation for a small household. The dwelling is located within a sustainable location being within close proximity to shops and services and good access to public transport links and within walking distance from the train station.

The change of use of this small dwelling located within a sustainable location to office use would be contrary to Adur District Local Plan and Submission Core Strategy policies which seek to promote and retain small dwellings within town centres and built up areas. It is acknowledged that there is no parking provided for the existing flat and no private amenity space. However due the close proximity to public transport links and services parking provision is not considered to be necessary in this case. Similarly the lack of amenity space is not considered to be justification for the change of use in this case as it is common for residential development of this nature to have no private amenity space, due to the density of development which exists within town centres.

Recommendation

REFUSE on ground that :-

1. The proposal would result in the loss of a small dwelling within the town centre which would result in a loss of a dwelling potentially available to people not easily able to compete in the existing housing market within a sustainable location which would therefore be contrary to policies AH6 of the Adur District Local Plan and STC1 of the Adur Development Plan – Core Strategy. + NE2 & WSSP.

Case Officer J Baker Date 11/6/07

CJ 12/6/07