expires 25/6

Development Control – Delegated Officer Report

Application Number: ADC/0178/09 **Recommendation - Application Permitted**

Site: **Amberley Court Freshbrook Road Lancing West Sussex**

Proposal: **Change of use from warden's flat to private occupation by an elderly person**

The Application

The application site lies on the north side of Freshbrook Road, adjacent to the railway line and consists of 37 sheltered flats with a wardens flat, which were granted permission in 1988 (L/10/88 refers). The consent was subject to a legal agreement requiring a warden service to be provided and maintained. The flats themselves are subject to a restriction limiting occupancy to persons of state pensionable age or 60 years or more.

It is proposed to remove the wardens flat to enable its occupation as a sheltered flat by an elderly person.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – no objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

South East Plan 2006-2026 (GOSE 2009): CC5
Adur District Local Plan 1993 – 2006 (ADC 1996): AG1

Planning Assessment

Policies

Policy CC5 of the SE Plan relates to supporting an ageing population and states that local policies should address the need to adapt the existing housing stock and make provision for sheltered and extra care housing to

support older people living independent lives in their own homes, in accordance with the Lifetime Homes Strategy.

Policy AG1 of the Adur District Local Plan permits development within the built-up area boundary subject to it not detracting from the existing local environment.

Principle of change of use

The proposal will result in an additional sheltered flat for an elderly person, in accordance with the aims of Policy CC5 of the South East Plan. There is no objection therefore to the principle of the change of use.

The only issue is whether there would be adequate care available to the residents following the loss of the warden's flat. The supporting statement states that off-site call-care facilities are available 24 hours a day, supplemented by a visiting House Manager, which is considered to be an adequate level of care. The alternative cost of maintaining a permanent on-site warden for a relatively low number of residents (37) is considered to be unsustainable. The residents of Amberley Court have apparently voted in favour of the change.

The proposal will therefore have no adverse planning implications and can be supported.

Recommendation

APPROVE for reason that :-

2PPi (amended) "....meet the need for additional sheltered housing..." (ADLP AG1) and the South East Plan (CC5)

Subject to:

1. C1Ci
2. The flat hereby permitted shall only be occupied by persons of state pensionable age or 60 years of age or over providing that, in the instance of married couples, the age of one of the partners may be as low as 55 years if the other person is of state pensionable age or 60 years or more.
   Reason – To ensure that the flat remains available as sheltered accommodation for an elderly person and to comply with policy CC5 of the South East Plan

Case Officer. [redacted] Date. 1/6/09 [redacted]