Development Control – Delegated Officer Report

Application Number: AWDM/0406/13 **Recommendation – Approve**

Site: **25 Victoria Road, Southwick, Brighton, West Sussex BN42 4DJ**

Proposal: **Change of use of flats 25 and 27 Victoria Road to one three-bedroom dwelling, with two parking spaces.**

Date of site visit: 19 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey semi-detached building which was converted into 2 flats (1 x 1 bed and 1 x 2 bed) in the early 1990's. It is proposed to convert it back into a single 3-bed dwelling. The only external alteration would be the replacement of a side door with a window.

Planning History

SW/54/91 – Conversion Of House Into Two Self-Contained Flats. Approved October 1991.

Consultations

Adur and Worthing Councils – The Environmental Health Officer recommends use of the precautionary contaminated land informative, however there are no groundworks proposed and such an informative is considered to be unnecessary.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH5, AH6
Draft Adur Local Plan 2012 Policy 20
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Saved policy AH5 states that there is a presumption in favour of the supply of dwelling units suitable for small households (such as small families) while

saved policy AH6 states that permission will not be granted for the loss of existing dwellings, especially those which are suitable for small households.

Draft Policy 20 states that the Strategic Housing Market Assessment (SHMA) indicates that flats should not be the principal type of new housing in the future as there is an increasing demand for family housing in the district.

Consequently, while the proposal will result in the net loss of one residential unit, it will return the house to its original use as a single dwelling, in common with the rest of the street, and will provide a dwelling capable of occupation by a family. On this basis it is not considered that there is a policy objection to this proposal.

Visual amenity

The proposal will have no impact on the visual amenities of the street scene.

Residential amenity

The proposal will result in a 3 bed dwelling with a rear garden of almost 30m depth which would provide an acceptable standard of accommodation. The conversion will not have an adverse impact on neighbours.

Accessibility and parking

Space exists at the front of the property for the parking of 2 cars which is considered to be sufficient to meet the needs of the proposed dwelling.

Recommendation

APPROVE for the reason:-

The proposed development would result in the provision of family housing without detracting from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH5, AH6) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

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: Peter Barnett Date: 8 May 2013

Authorised by: Gary Peck Date: 8 May 2013