Expires 18/12/07.

Development Control – Delegated Officer Report

Application Number: ADC/0649/07 **Recommendation – Permit Application**

Site: **7 Cecil Road Lancing West Sussex BN15 8HN**

Proposal: **Change of use of dental surgery with one-bedroom flat to a three-bedroom house**

The Application

The application site is a dental surgery located within a terrace of houses on the west side of Cecil Road, Lancing. The unit was originally a house but was converted in 1982 under planning approval L/103/82/TP into a ground floor dental surgery and a one-bedroom first floor flat. The upstairs bedroom was subsequently converted into an additional surgery in 2003, reducing the one-bedroom flat into a bed-sittingroom.
This proposal seeks to revert the use of the building back into a three-bedroom house with the dental surgery moving to a larger practice in nearby Sompting Road (ADC/0010/07). No external alterations are proposed. The rear x-ray room is to be converted into the kitchen with the main ground floor rooms becoming a lounge and diner. Three bedrooms will be located upstairs with the retained bathroom.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner.

Visual Amenity
The proposed conversion will not involve any external works to the building therefore it will have no impact on the appearance of the neighbourhood.

Residential Amenity
The reversion to a 3-bed residential unit will result in a dwelling regular in size to the street. As no new windows or extensions are proposed there will be no overlooking or other privacy concerns. The room sizes and layout is the same as prior to conversion in 1982.

Parking
The building sits mid-terrace with no onsite parking facility. Patients and neighbouring houses currently use on-street parking. The reversion to a house will arguably lessen the volume and frequency of traffic parking on the street, thus causing no highway/safety concerns.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci

Case Officer:.....

Date: 22/4/07.