Expires 18/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0110/08 **Recommendation – Permit Application**

Site: **285 Old Shoreham Road Southwick Brighton West Sussex**

Proposal: **Reversion of use from offices to residential (two-bedroom dwellinghouse)**

The Application

The application site is a detached bungalow located on the north side of the Old Shoreham Road, Southwick. The bungalow has been used as the Head Office for the West Sussex Housing Society Ltd since 1995, a charity that also owned the neighbouring care home until recently. This application seeks permission to revert the use of the bungalow back to residential so that the property can be sold on.
The bungalow itself has a rear dormer, front and rear gardens, and an east side shared driveway with the neighbouring detached bungalow at No.287. There is a rear disabled ramp access point.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, CH1, NE1-2, ERA1, 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 DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met. DEV5 states that "Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative".

The principle of re-classifying the bungalow as a residential unit is not in question due to its previous history. The main concern is therefore the impact the change of use will have on amenity and highway safety.

Visual and Residential Amenity
There will be no alterations to the appearance of the bungalow therefore there will be no additional impacts on residential amenity. The bungalow has good sized front and rear gardens and will not require any major surgery to become a residential unit.

Access and Parking
As current the bungalow can be accessed either via the main access road to the former care home or via the shared drive with No.287. There is space to park two vehicles onsite on the shared drive without impacting on the parking arrangement of No.287 as this property has a second access point to the east with a larger hardstanding. There will therefore be no impact on highway safety due to these parking arrangements, thus complying with structure plan policies DEV4-5.

Recommendation

APPROVE for reason that :-

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Case Officer:.....

Date: 4/4/08.

PB 4/4/08