Planning/design statement for change of use of existing B8 Storage and Distribution warehouse and ancillary offices to one one bedroom flat and one two bedroom flat at:
11 Colebrook Road, Southwick

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0900/13
DATE VALID	

Context

The proposal as stated above is for the change of use of the existing B8 use into two flats one on each floor.

This is a re-submission following the withdrawal of the previous application AWDM/0333/13 following discussions with Mr M Porter and Mr G Peck, when it was suggested re-apply after June when a reasonable for marketing the property had elapsed.

To be forwarded are details from Spratt & Son outlining the marketing strategy and responses.

From the initial application, the layout of the building and landscaping has been altered following discussions with Mr M Porter.

Up until 1997 the property was single storey but planning permission was granted under reference SW/73/97/TP to its current two storey size and use. Even at that time, concern was raised over the noise that would be generated by the expansion of the building together with increased traffic.

As can be seen from the attached survey and a letter from an Albion House resident's representative, the situation has become worse.

The building itself has become vacant since 1st October 2012 (see attached letter from the last tenant), and after consulting local agents it is felt that due to its position within a residential area and limited unloading space, it is no longer commercially viable in the current economic climate. The property is currently being marketed by Spratt & Sons, but an approach was made to the owner but after consideration it was felt the premise was not suitable for the persons need (see attached letter).

Colebrook Road itself is a mixture of houses and flats and it is considered that the best use of this premise is as flats.

Amount

The proposal will not result in the increase in the floor area of the property only the redistribution of space. The only alterations to the building being the infilling of the front double doors with a door and window, the reroofing of the single storey roof from Asbestos sheeting to built up felt and the installation of windows to the north and south elevations.

Layout

The layout of the building will be a self contained two bedroom flat on the ground floor consisting of lounge, kitchen, double bedroom, single bedroom and bathroom. The first floor will consist of a lounge, kitchen, double bedroom and separate bathroom.

It can be seen that all rooms are in excess of the minimum required under Adur District Councils space requirements for flat conversions.

Externally the ground floor flat will have access to the rear amenity space with a bike store and bin storage area. The first floor flat will have an amenity space to the south side, again with bike store and bins.

Appearance

There will be no alteration to the appearance of the building other than the re-roofing to the single storey section, and the installation of a door/window in place of the existing double doors.

Access

The access to and into the building will be as at present to the first floor flat and via a door in the door/window infill of the existing double doors.

Scale
There is no alteration to the scale of the property.

Landscaping
It is proposed that landscaping will be required as shown on the attached plan.