Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0212/13

Site: **3 Church Street**

Proposal: **Change of use from commercial therapy rooms to residential 2 bedroom cottage.**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for change of use from therapy rooms (D1) to residential dwellinghouse (C3).

The application site is a two-storey period mid-terraced building. It has a slate roof and timber front door. Its windows are timber sliding sash. The street is of a mixed character. Its southern end toward the high street is commercial whilst the north end is residential in character.

The property lies within the Shoreham Conservation Area.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan: AG1. AB4, AB6, AH3, AH5
National Planning Policy Framework

Planning Assessment

Principle

The loss of the business premises would reduce the commercial choice in the town centre, which may negatively impact on its future viability and vitality.

However its loss has already been accepted under the same planning policies in an earlier approval. The property is off from the high street in a street with a partially residential character. There are a number of vacant units in the high street itself.

Given the earlier approval, an ability to resist this change of use is now greatly diminished.

Visual amenity

The visual character and appearance of the existing building very much lends itself toward a residential use (the only commercial elements to it being discreet adverts).

This would in very much in keeping with the cottages and townhouses in street, especially at the street's northern end.

The building exhibits some fine traditional features. To ensure these remain after conversion and to avoid unsightly physical changes to the building afterward, it is prudent to remove relevant "permitted development" rights. This would serve to preserve the established character and appearance of this part of the Conservation Area, which is subject to additional Article 4 Direction.

Residential amenity – future occupiers

The proposed residential layout would allow future occupiers a logical layout with rooms of a good standard and direct access to a private rear garden of reasonable size.

Although some lapses in the Council's adopted standards related to residential accommodation would occur, this reflects the inherent constraints of converting a period property. The layout and sizes afforded would be comparable to other period cottages and townhouses in the street.

Because the outdoor space for future occupiers is limited, it is prudent to remove relevant "permitted development" rights to ensure the retention of this reasonable provision to avoid harm arising onto their living conditions.

Residential amenity – effect on existing dwellings

A mix of uses surround the site. The use of the yard for domestic purposes may result in some additional noise and disturbance onto immediate neighbours.

However this would not be so intrusive as to warrant refusal when set against the existing backdrop of a busy high street in an urban area.

Parking and Accessibility

No on-site parking is proposed. There is little capacity in the street to accommodate additional parking demand generated by a dwelling.

However there is some scope for on-street parking in the wider area. More so, the dwelling would be located close to local facilities and services and in short walking distance of alternative methods of transport than the private car. Having no parking is therefore acceptable.

Recommendation

APPROVE for the reason:-

> The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Adur Local Plan AG1, AB4, AB6, AH3, AH5.

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the building shall not be extended or altered externally or any incidental building erected within its curtilage.

Reason*:* In the interests of preserving the established character and appearance of the Conservation Area and visual amenity and in the interests of the living conditions of future occupiers to comply with saved policies AB4 and AH5 of the Adur District Local Plan.

Informative

> *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 any representations? N

Case Officer signed: Matthew Porter Date: 25-4-2013

Authorised and signed by: Peter Barnett Date: 26 April 2013