EXPIRES 30-04-10

Development Control – Delegated Officer Report

Application Number: ADC/0069/10 Recommendation - Permit

Site: 17 Kings Road, Lancing West Sussex BN15 8EB

Proposal: Change of use from guest house to dwelling.

The Application

The application relates to a detached bungalow (with rooms in the roof) located on the west side of the street, within a residential part of the built up area. The bungalow was formerly in use as a residential dwelling, but was granted retrospective permission for change of use to a guest house (C1) in 1989 (L/134/89/TP).

Permission is now sought for the dwelling to revert back to use as a dwelling house for the occupation by a single family unit. No exterior alterations or extensions are proposed.

The existing ground floor layout is comprised of the main entrance to the north of the dwelling with three bedrooms, a bathroom, dining room, kitchen, lounge and conservatory on the ground floor, with the first floor having four bedrooms and a bathroom. The applicant proposes to convert the bungalow into a four bedroom dwelling, three bedrooms within the converted loft and one spare bedroom at ground floor level. The other former ground floor rooms are proposed to be playrooms and a lounge.

Consultations and Representations

Lancing Parish Council: No objections

Third parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 'Supplementary Planning Guidance' comprising: Development Control Standard No. 2 'Space Around New Dwellings and Flats', and Good Practice Guidance Note: Internal Space Standards (ADC2010)
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

The site is located within a residential part of the built-up area of Lancing and the proposal constitutes redevelopment. There is no objection in principle to

redevelopment within the built-up area and, in order to meet the housing requirements of the South East Plan and Local Plan, a significant proportion of housing development by way of 'unidentified' small sites are necessary.

Local Plan policy AH2 relates to new residential development (by way of infilling and redevelopment) and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hard surfaced areas. Policy AR20 of the Local Plan encourages the creation of tourist facilities, such as guest houses, however they are not specifically protected.

Government policy guidance PPS3 encourages best use of urban land for housing at higher densities (minimum 30 dwellings per hectare) and without rigid application of parking and amenity space standards. However it also seeks to improve the quality and attractiveness of residential areas and urges imaginative designs and layouts which make more efficient use of land without compromising the quality of the environment.

Residential amenity

The reduction in use of the site is likely to benefit the surrounding neighbourhood due to less demand being placed on street parking from residents of the guest house, and a noticeable lessening of comings and goings of guests. The proposals result in the dwelling from having the potential to have seven bedrooms occupied overnight to reverting to a more traditional four bedroom house. The proposed changes of use of the rooms at ground floor level from bedrooms to play rooms would not result in an adverse effect on the two neighbouring dwellings, as no external windows or openings are proposed.

The property is located within a defined residential area surrounded by houses and bungalows, and it is not within the main town centre area where such a guest house might be traditionally expected. It is therefore considered that the change of use is acceptable.

With regards to whether the existing guest house would be acceptable as a residential dwelling for a single family unit. The interior of the guest house has not been subdivided in a way that would result in the proposed rooms from being poorly related to each other. The dwelling would be 159sqm which is in excess of the above mentioned Good Practice guidance Note for internal space standards for a four bedroom dwelling, and the rear private garden area would be over 200sqm which is also in excess of the minimum standard as set by the Development Control Standard.

Access and parking

To the north of the dwelling are a detached single garage and two garden sheds alongside the northern boundary. To the front of the garage is a hardstanding which allows for the parking of two cars off of the highway. The

garage can also be used for cycle storage and for the storage of ancillary items such as buggies and children's scooters.

It is therefore considered that the conversion of the guest house into a family dwelling would not result in a harmful effect on the surrounding residential area, the future occupiers of the dwelling, or on highway safety.

Recommendation

Approve for the reason that:

2PPi

1. C1Ci
2. C8Fi (amended)
   The garage building shall be used only as a private domestic garage for parking vehicles, bicycles and storage incidental to the use of the property as a dwelling and for no other purpose.
   Reason: *In the ... AH2*
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan; and proposed floor plan, date stamped received 05 March 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Office [redacted] PB 26/3
Date: 26/03