**Development Management - Delegated Officer Report**

**Application Number: AWDM/0244/19 Recommendation – Approve**

**Site: 80 Greentrees Crescent, Sompting**

**Proposal: Lawful Development Certificate for proposed use of dwelling (Use Class C3) as extended under AWDM/1822/18 as residence for 4 people with learning disabilities with 24 hour staff presence living together as a single household.**

**Site visit:** Seen previously

**Proposal, Site and Surroundings**

This application seeks a Lawful Development Certificate for the use of a dwelling (which is to be extended under planning permission AWDM/1822/18) by 4 people with learning disabilities, together with 24 hour staff presence.

The building is currently a detached hipped roof 2 bed bungalow with two projecting gables at the front. Permission has been granted to raise the ridge height of the property, to form hip to gable extensions at the sides and to construct front and rear flat roofed dormers. The number of bedrooms will increase to 4.

The property is currently vacant but is intended to be used as a residence for people with autism, assisted by staff where necessary. The residents will live together as a family unit and will share facilities. The use of the property will link with the current use of 41 Boundstone Lane to the east and there is connectivity between both properties.

**Planning Assessment**

A dwellinghouse falls within Use Class C3 as defined by the Use Classes Order 1987 (as amended).

It is defined as:

*Use as a dwellinghouse (whether or not as a sole or main residence) by:*

*(a) a single person or by people to be regarded as forming a single household'*

*(b) not more than six residents living together as a single household where care is provided for residents,*

*(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).*

In this case, the application is supported by a letter from the Director of Independent Lifestyles (the applicant) which confirms that they offer supported living and residential care to adults with learning disabilities, autism and associated needs.

They intend running the property for the same purpose as another at 41 Boundstone Lane, sharing staff across the 2 houses.

Such a use would fall within Use Class C3 and a Certificate of Lawfulness can be issued.

**Recommendation**

Issue a Certificate of Lawfulness for Proposed Use

**Reasons for Recommendation**

The proposed use of the dwellinghouse, as extended under AWDM/1822/18, by 4 people with learning disabilities, together with 24 hour staff presence, falls within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987, as amended, and is therefore lawful.

Case Officer: Peter Barnett Date: 23 April 2019

Authorised by: Gary Peck Date: 24 April 2019