Development Management – Delegated Officer Report

Application Number: AWDM/0335/24 Recommendation: Approve

Site: 60 Holmbush Way, Southwick

Proposal: Part change of use from shop at front of property to full residential dwelling, external alterations to front North elevation

Date of Site Visit: Assessed using Google Maps

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached bungalow on the south side of Holmbush Way which is in use as a convenience store at the front of the building but which is a residential dwelling for the remainder of the property. It is proposed to remove the shopfront and to reinstate the property as a single dwelling.

The shop is no longer a viable business according to the Design and Access Statement submitted with the application.

Planning History:

AWDM/1139/20 - Proposed conservatory to south elevation.

Consultations:

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

The shop use is not identified in the Local Plan and is a stand alone unit. It is not therefore considered to be in a local shopping parade. There is no objection in principle to its reinstatement as a single dwelling.

Visual amenity

The removal of the shopfront and its replacement with brickwork infill, door and windows is visually acceptable. It will have a similar appearance to other bungalows in the street.

Residential amenity

The proposal will result in a 4 bed dwelling and will provide a more spacious dwelling than exists.

Parking and access

No change to the access arrangements are proposed. There is a side driveway and space is available on the street for the parking of cars without causing a loss of amenity or highway hazard.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 25 April 2024

Authorised by: Gary Peck Date: 25 April 2024