Expiry Date - 07/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0263/10 **Recommendation – Permit Application**

Site: **Whitelot Way Family Centre 23 Whitelot Way Southwick Brighton**

Proposal: **Change of use from disused social services family centre (Class D2) to single dwellinghouse (C3)**

The Application

The application site is a two storey detached building within a residential area in the built up area of Southwick. The building is on a corner plot adjacent to Whitelot Way and Whitelot Close, there is off street parking for two cars.

The building is currently owned by West Sussex County Council and has been since 1963 when it was originally used as a children's home. In 1991 consent was granted to change the use to a social services family centre, (SW/39/91/TP)

Since the beginning of this year the County Council has transferred its facilities to the Kingston Buci Centre to consolidate operations and therefore the application site is vacant and being sold by County as it is surplus to requirements. The application has been submitted by the prospective purchaser to change to use of the building from a family centre (D2) to a dwelling house (C3.) There are no external changes proposed to the building.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (Saved policies): - AG1, ACS5
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy ACS5 of the Adur District Local Plan relates to community facilities within the district and states that there will be support for proposals to develop, extend or improve community facilities within the built up area subject to compliance with other priorities within the Local Plan. Development

which would involve the loss of an existing community facility will not be permitted.

Principle of Change of Use

In this case although the current facility at this site as a family centre no longer exists there has not been a net loss of the facility within the district. The County Council have rationalised their provision of such facilities and the staff have also been relocated. Therefore these will be no loss of employment and no loss of this community facility within the Adur District. The provision of an additional dwelling is in line with local plan policy.

Residential and Visual Amenity

There will be no external changes to the building which is residential in appearance and is located within a residential area. The proposed C3 use as a dwelling house will be in character with the surrounding area and will have no adverse impact on the occupiers of the surrounding dwellings.

Recommendation

APPROVE for reason that :-

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. The development will not result in the loss of local employment or community facilities within the district. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, ACS5)

Subject to: -

1. C1Ci

Case Officer Hannah Barker

Date 13/9/10

RB 13/9