Development Control – Delegated Officer Report

Application Number: ADC/0024/07 **Recommendation – Permit Application**

Site: **38 Southwick Street Southwick West Sussex**

Proposal: **Reversion of use of 2 flats to a single dwellinghouse**

The Application

The site is located within the built up area of Southwick, the Southwick Conservation Area is to the west of the site on the other side of the highway. The property was originally a semi detached house and in 1940 permission was granted to divide the building into two flats to provide a ground floor and first floor flat. The site is located within a mainly residential area with a mixture of semi detached and more substantial detached dwellings some of which have been divided into flats.

Permission is sought to convert the existing building back to a dwelling house. No external changes to the building are proposed only internal changes to remove the flat entrances. As existing the property has an area of hard standing to the front of the property with space for one car and a single garage which is in line with the front of the property.

Consultations and Representations

Third Parties: - No comments received

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-2016 (2005): DEV1, LOC1, NE1, NE2, ERA1, CH1, DEV4, DEV5
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): H1, H3, T3
Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH1, AH2, AH5, AH6, AT12
Appendix II 'Supplementary planning Guidance' comprising: -Development Control Standard 2 'Space Around New Dwellings and Flats'
PPS1' Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

The site is located within a residential area in the built up area of Southwick. Therefore the principle of residential development is this case is accepted under Policy AG1 of the Adur District Local Plan. This is however subject to the proposal complying with other development plan policies and not detracting from the existing local urban environment.

Policy DEV1 of the West Sussex Structure Plan states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into account the need to amongst other things, integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activities.

Policy AH6 (and NE2) of the Adur District Local Plan states that planning permission will not be granted for development (including changes of use) that would lead to the loss of existing dwellings. Having said this it is considered that this proposal is acceptable in the light of Policy AH2 of the Adur District Local Plan which states development should be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout, no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or amenity space. There should also be adequate access and parking arrangements as required by AT12 of the Adur District Local Plan.

Character of the Locality

The site is located within a residential area which comprises of semi detached and detached properties. To the west of the site the properties are mainly detached and many have been divided into flats. The row of semi detached properties, within which the application site is located, are all dwelling houses and therefore it is considered that the proposal to convert the existing two flats to a dwelling house would be acceptable in this case. The proposal would be in keeping with the character of this locality and would therefore comply with Policy AH2 of the Adur District Local Plan and Policy DEV1 of the West Sussex Structure Plan.

Residential Amenity

It is considered that the proposal would result in the reduction in the intensity of the use of this site, it is likely that as a result there would be a reduction in the levels of activity and traffic in relation to this site. There are no external changes to the building that would cause any over looking or loss of light. therefore the proposal would not have any adverse impact on the amenities of the occupiers of the adjacent properties and would therefore be in line with Policy AH2 of the Adur District Local Plan.

Highways

As existing there is parking on site for one car and a single garage therefore the proposal meets the parking standards as set out in the Appendix of the Council's Design Standard No.2 ' Space Around New Dwellings and Flats' and complies with Policy AT12 of the Adur District Local Plan.

Loss of a Small Dwelling

It is considered that the proposal is acceptable in this case despite the loss of a small dwelling which would be contrary to Policy AH6 of the Adur District Local Plan. The property was originally a single dwelling house and as stated above was converted to two flats in 1940. The existing use is therefore a material consideration in this case. The conversion of this property back to a dwelling house is considered to be an appropriate use at this site, in the light of the existing adjacent dwellings. The proposal therefore complies with Policy AH2 of the Adur District Local Plan and Policy DEV1 of the West Sussex Structure Plan.

Recommendation

APPROVE for reason that :-

The proposal relates to the surrounding character of the locality and would have no adverse impact on the amenities of the occupiers of the adjacent properties and does not detract from highway safety. It would consequently not conflict with the relevant Policies of the Adur District Local Plan (AG1, AH2, AH1, AH5, AH12) and the adopted West Sussex Structure Plan 2001-2016 (LOC1, DEV1, DEV4, DEV5)

1. C1Ci (Standard time limit)

Case Officer...Baker.....Date.2/3/07.....

PD 6/3/07