

PLANNING APPLICATION REPORT

REF NO: **AW/68/09/**

LOCATION: 1 & 2 Hunters Close
Aldwick

PROPOSAL: Change of use of existing 2 no. 3 bedroom flats into 1 no. 4 bedroom family house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 600 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has hedging approximately 1.5m in height, west side boundary to The Ridings hedging approximately 2m in height, east side boundary hedging approximately 3m in height.
SITE CHARACTERISTICS	Detached two storey property with balconies on south and north elevation. The walls are smooth rendered painted white, brown tiled roof with white window frames.
CHARACTER OF LOCALITY	Within the Aldwick Bay Conservation Area. Private residential estate comprising detached properties predominantly two storey of various styles and designs.

RELEVANT SITE HISTORY

BR/952/72	Extension	Approve Cond 09-01-1973
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REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

Members voted unanimously in favour of this application.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Within the Aldwick Bay Conservation Area

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPH1	Regional Housing Provision 2006-2026
	SEPH2	Managing the Delivery of the Regional Housing Provision
	SEPH6	Making Better Use of the Existing Stock
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area and the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Principle

Conversions of existing housing can provide an important source of housing. Both PPS3 and the South East Plan place a demand on local planning authorities to provide additional housing. The South East Plan Policy H6 encourages the conversion of larger houses to flats in appropriate locations. In this instance the property is to be converted from two flats into one dwelling and although the proposal would result in the loss of one residential unit this reduction is not considered significant especially as a family residential unit is being created.

Visual Amenity

The application seeks to convert the two storey detached property which is currently two three bedroom flats into a four bedroom family house. The existing property has a main entrance on the front elevation which serves flat No 1 and the entrance to No 2 is located on the eastern side. Both flats have a defined garden area with hedge screening. The main entrance on the front elevation will remain and although there may be some internal alterations there are no external alterations proposed.

Residential Amenity

The surrounding properties are two storey in character so the proposed change of use from two dwellings into one would not significantly affect the surrounding residential properties.

Summary

The application site falls within an established residential area and although the proposal would result in the loss of one residential unit this reduction is not considered significant. The proposed change of use would not compromise the established pattern of the surrounding properties nor would it affect the character or appearance of the Conservation Area.

It is therefore recommended that the application be approved, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 **INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995**

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

THE SOUTH EAST PLAN: H1, H2, H6

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS3

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.