

Recommendation Report for**REF NO:** A/106/13/PD**LOCATION:** Avenals Farm
Water Lane
Angmering**PROPOSAL:** Conversion of office building in B1(a) use to three dwellings C3 use at Avenals Farm.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application falls to be determined under the provisions of Class J of the Town and Country Planning (General Permitted Development) (Amendment)(England) Order 1999 in respect of a development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order from a use falling within Class B1(a)(offices) of that schedule. The principle of the development is not in dispute. The consideration of the notification concerns only transport and highway impacts, contamination risks, flooding risks and noise impacts. The Local Planning Authority has 56 days to provide its comments to the applicant's agent or it is deemed they have no objection. This period expires on 30-09-2013.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Buildings are single storey and previously comprised stable. Timber clad elevations.
CHARACTER OF LOCALITY	Predominantly rural

RELEVANT SITE HISTORY

A/139/05/	Change of use of redundant stables and storage buildings to owners offices.	ApproveConditionally 25-01-2006
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REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

WSCC Strategic Planning

Environment Agency

Consultations responses received:

Environment Agency - No objections in relation to flood risk. Applicant should be aware that there is a history of flooding along Water Lane. Although the proposed dwellings are outside of the flood zones there is a risk that the proposed junction onto Water Lane could suffer flooding in the future.

County Highways - No concerns from a highway perspective. It is envisaged the change in use of the building will result in a significant less intensity of traffic and vehicular movements on the access. Therefore the access and visibility available in both directions is deemed to be adequate to support this development.

Environmental Health - Please impose a standard condition in respect of contamination.

Comments on Consultation responses:

Comments noted. The Environmental Health officer has advised that the site is not contaminated land as described in Part 2A of the Environmental Protection Act 1990(3), having regard to the Contaminated Land Statutory Guidance issued by Secretary of State for the Environment and Rural Affairs in April 2012. Since the building is to be converted no conditions are required relating to contamination.

POLICY CONTEXT

Designation applicable to site:

Class A road

Outside Built up Area

Listed Building Grade 2

No public sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The application is determined under the provisions of Class J of the Town and Country Planning (General Permitted Development) Amendment (England) Order 1999 in respect of a development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order from a use falling within Class B1(a)(offices) of that schedule.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The only aspects that can be considered with regard to this prior approval application are transport and highway impacts, contamination risks, flooding risks and noise impacts. This application falls to be determined under the requirements of Class J of the Town and Country

Planning (General Permitted Development)(Amendment) (England) Order 1995.

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

Traffic/ Highway and Noise Impacts

The current use of the building as offices includes provision for 10 employees who work between 8am and 7pm 7 days a week. These employees travel to and from the site on a daily basis and traffic is also generated from deliveries, visitors and reps to the site. The proposed conversion would result in 3 x 1 bedroom units and the traffic associated with occupation of these relatively small units would be less than that currently generated by the office use. The agents have suggested that the number of vehicle movements for a 7 day week would be 210 and with visitors this would rise to an average of 224 per week. For a small residential unit 7 trips per day are estimated, totalling 147 per week for all 3 units. Significantly less than that currently generated. County Highways have no objection. With reduced traffic to the site noise and activity levels are also likely to be reduced by the proposed residential occupation.

Contamination Risks

The site is not contaminated land the proposed conversion of the building would have no associated contamination risks.

Flood Risks

The site is not located within or near a flood plain and the Environment Agency have raised no objections from a flood risk point of view.

Conclusions

It is recommended that prior approval is not required in respect of the above and that no objections are raised to the proposal

RECOMMENDATION

NO OBJECTION