

BE/6/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Change of use to a single residential dwelling 25 Greystone Avenue, North Bersted
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to return the property to a single dwellinghouse for a residential care home.
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Fencing to side with 23 and mature hedging to other side. Open forecourt at front for car parking.
SITE CHARACTERISTICS	Large detached two storey dwelling with a single storey side and front extension, two storey extension to side.
CHARACTER OF LOCALITY	Residential homes.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BE/8/00	Change of use from residential to residential care home and new extension consisting of office and sleeping accommodation in order to facilitate additional client bedroom.	Approved Conditionally 10/3/00

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bersted Parish Council	No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1 Arun District Local Plan : GEN7
--

BE/6/07

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority with regard to the effect on neighbours.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**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 the change of use from a care home to a single dwellinghouse would not have any negative effects on the neighbouring property as the use as a single dwelling is less intensive than that of a care home.

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

The property was originally a single dwellinghouse, which was granted consent to change to a residential care home (BE/8/00). Its return to a dwellinghouse would therefore not have any detrimental effects on neighbours and indeed could be considered an improvement for the neighbour with a less intensive use as that of a care home.

Therefore, it is recommended that the application is approved subject to the conditions set out overleaf.

**BERSTED**

BE/6/07/

Change of use to a single residential dwelling

25 Greystone Avenue
North Bersted

RECOMMENDATION

Approve Conditions

- 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).

