

PLANNING APPLICATION REPORT**REF NO:** LU/234/08/**LOCATION:** 3 River Road
Littlehampton**PROPOSAL:** Change of use from Hotel/Hostel to self contained flats (12 in total) studio's, 1 bed and 2 bed apartments & external alterations**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for change of use from a hostel (comprising 4-bed owner's flat, 15 letting rooms, some of which have private facilities whilst others share) to 2 studio apartments, 8 x 1-bed apartments, 1 x 2-bed apartment and owner's 4-bed apartment. Most works proposed are internal although 2 new windows are proposed in the single storey element of the north elevation with 2 new doors in the west elevation of the building to the rear.
SITE AREA	Approximately 450 sq.m
RESIDENTIAL DEVELOPMENT DENSITY (NET)	266 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint wall to west 2m height.
SITE CHARACTERISTICS	Detached 3-storey dwelling. White painted render elevations, plain clay tile roof. Several flat roofed dormers. Original property has been extended to rear. Path to side adjacent to property to west. Fire escape to rear.
CHARACTER OF LOCALITY	Predominantly residential characterised by detached dwellings of varying design and age.

RELEVANT SITE HISTORY

LU/247/00/	Change of use of ground floor from residential care home to hostel,same as rest of building	Approve Cond 20-11-2000
LU/258/87	Proposed alterations to second floor to form 1 no. additional bedroom in roofspace	Approve Cond 06-07-1987
LU/282/97	Change of use of first and second floors from Rest Home to Hostel. Continuance of	Approve Cond 06-04-1998

use of ground floor as Rest Home (totalling 19 bed spaces).

LU/352/90	Change of use from hotel to residential care home	Approve Cond 30-01-1991
LU/353/90	Erection of a single storey extension to replace existing structure at the rear	Approve Cond 30-01-1991
LU/486/87	Demolition of existing kitchen and outbuildings and erection of two storey rear extension accommodating new kitchen, dining room and 3 no. bedrooms.	Refused 09-11-1987
LU/297/84	Change of use to single private dwellinghouse	Approve Cond 04-07-1984
LU/424/86	Outline application for residential development of flats	Refused 10-11-1986
LU/514/85	Change of use from private house to hotel with 8 bedrooms	Approve Cond 18-11-1985
LU/78/86	Provision of 6 No bedrooms store bathroom and wc's in roof of existing hotel premises	Approve Cond 01-04-1986

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Head of Highways and Transport

Conservation Officer

Chairman - Conservation Area Advisory Committee

Environmental Health - John Green

Consultations responses received:

County Highways - No objection. Given use of premises proposal would not result in any significant intensification. This is a sustainable location. Would not impact upon provision of cycle parking. No infrastructure payments required given that proposal is for 100% affordable housing.

Conservation Officer - Minimal elevational changes and these are at the rear. It is not considered there would be an adverse effect on the character or appearance of the Conservation Area.

Conservation Area Advisory Committee - No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Conservation Area
P.D. Restriction

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 CH4	High Quality Development Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN7 AREA2	The Form of New Development Conservation Areas

PLANNING POLICY GUIDANCE

PPS1 PPG15	Delivering Sustainable Development Planning and the Historic Environment
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POLICY COMMENTARY

PLANNING

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

CONSERVATION AREA

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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.

LISTED/CA

Section 71 (1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of 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

The proposed use would not be significantly different from the existing in fact, the number of units would be reduced. The effect on both residential and visual amenity would be limited. A multi-occupancy use of the site is established and has operated from the site since the mid-1980's. The residential character of the area would not alter and activity levels and noise generated would be comparable with those currently existing. External alterations are limited to the rear of the site and the appearance of the Conservation Area would not be adversely affected.

The application is therefore recommended for approval subject to the conditions set out below.

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

STRUCTURE PLAN: DEV1,CH4

LOCAL PLAN: GEN7,AREA2

NATIONAL POLICIES: PPS1,PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons

appear in the Officer report.