

LU/423/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Change of use from private health clinic to residential dwelling. 19 – 21 Connaught Road, Littlehampton.
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed change of use from private health clinic to residential dwelling including erection of internal walls to create a lobby and insertion of glazed screen and opening windows to rear elevation to service the rear bedroom.
SITE AREA	0.0075 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	133 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None
BOUNDARY TREATMENT	None
SITE CHARACTERISTICS	Single storey detached property with red brick elevations, pitched roof with brown ridge tiles. The property is currently vacant and was previously an 'IT specialist' shop.
CHARACTER OF LOCALITY	Predominantly residential area, adjacent to Connaught Junior School the neighbouring residential development is generally 2 and 3 storey terraced properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/211/84	Change of use from shop to office.	Approved conditionally 30-05-1984
LU/103/92	Conversion of existing office ³ and garages into 2 lock up shops.	Approved conditionally 04-12-1992
LU/13/07	Change of use to chiropody & osteopathic clinic.	Refused 28-02-2007
LU/126/07	Change of use to private health clinic – chiropody and allied health care (Re-submission following planning application LU/13/07).	Approved conditionally 24-05-2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town	No objection

LU/423/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Council	
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection – There is no onsite parking provision, nor is any proposed. The access onto the public highway is to remain the same. In terms of vehicular movements, the proposed dwelling is unlikely to result in any material increase or any detrimental impact.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1 Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport

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.
--

COMMENT ON CONSULTATION RESPONSES

Noted and agreed. The property is in a town centre location and as such it within walking distance of local services and public transport links.
--

COMMENT ON REPRESENTATIONS RECEIVED

None

LU/423/07

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 it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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 site is situated adjacent to Littlehampton Town Centre, within a predominantly residential area. The property is currently a vacant shop undergoing refurbishment, sited outside the defined Principle Shopping Area of the town.

The proposal seeks planning permission for change of use from private health clinic to private residential dwelling. The proposal includes minor alterations to provide an internal lobby and glazed screen and opening windows to the rear bedroom.

The site has a narrow alley to the rear of the building which is the only external amenity space connected with property. However, the surrounding area is made up of a mix of single dwellings and properties which have been subdivided which also have limited amenity space provided, such as number 1 Duke Street. The site itself is formed from rear garden area of number 1 Duke Street as such the proposal is not considered to be out of character with the area nor is it considered to cause harm to the living conditions of the future residents. The unit may be well suited to an elderly resident not wishing to maintain a garden area.

It is however considered prudent to condition that the permitted development rights of the unit should be restricted in order that the Local Planning Authority can control development in detail in the interests of the amenities of adjoining residential occupiers.

County Highways have been consulted on the application and have made no objection to the scheme on highway grounds. There is no on site parking proposed and due to the town centre location it could not be insisted upon, the site is within walking distance of local services and public transport links and there is a public car park site the other side of Connaught Road and Franciscan Way.

The proposed use of the unit as a residential dwelling is not considered likely to have an adverse affect on the residential amenities of the neighbouring dwellings nor is it considered to have an adverse affect on the character of the area.

It is therefore considered that this application is approved, subject to the following conditions set out overleaf.

RECOMMENDATION

LU/423/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: LU/423/07/

1

To Addressee

2

Site Address19 - 21 Connaught Road
Littlehampton

3

Description of Development

Change of use from private health clinic to residential dwelling.

4

In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

LU/423/07/

CONDITION 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).

CONDITION 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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, CH1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS3, PPG13

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

Case Officer: Miss K Brocklebank