PLANNING APPLICATION REPORT

REF NO: LU/51/08/

LOCATION: 6 Potters Mead
Littlehampton

PROPOSAL: Change of use and conversion from 1No. 3 bed house to 2 No x 1 bedroom flats

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal would involve the conversion of an existing two storey, three bedroom detached house into 2 No. one bedroom flats. An additional entrance door will be provided in the front elevation and the kitchen door on the rear west elevation will be removed and blocked up. All materials to match that existing.
SITE AREA	0.013 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY(NET)	154 units per hectare approximately.
TOPOGRAPHY	Predominatly flat.
TREES	None.
BOUNDARY TREATMENT	Open frontage.
SITE CHARACTERISTICS	Two storey end-of-terrace property. The dwelling consists of rendered walling, with a section of hung tiles. Brown tiled, gable roof.
CHARACTER OF LOCALITY	Residential cul-de-sac. Surrounding properties are predominantly two storey terraced, uniform in style and character. Mostly brick and hung tiles. There are flats within the wider area, most notably No's 38-77 Potters Mead (5 no. blocks of flats).

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:
Littlehampton Town Council
Objection:

Property does not lend itself to this conversion - out of keeping in this row of houses. Loss of family home. Set a precedent.

Comments on Representations received:
The proposal is for the conversion of the existing property to 2 No. flats and would only involve very minor external changes to the fenstration of the property. It is noted that there are flats within the wider area and therefore the proposal would not appear out of keeping, nor set an unacceptable precedent.

Loss of a family home is not considered a defendable objection on this application. Council documentation on need indicates that there is a need for a mix of the housing types but mainly small units. Further guidance in PPS3 indicates that the conversion of existing housing can provide an important source of new housing. In the absence of defendable and robust evidence, it would be difficult to unhold an objection on the basis of loss of a family home.

CONSULTATIONS

Head of Highways and Transport

Consultations responses received:
County Highways

No Highway Objection:
In terms of parking, this proposal is likely to result in similar demands that the existing three bedroom house generates. I consider it unlikely that this proposal would result in a material impact upon the public highway.

Comments on Consultation responses:
Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built up Area Boundary.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
	ERA1	Making the best use of land
	DEV5	Parking Provision
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development
	PPS3	Housing
	PPG13	Transport

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.

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 residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light and, nor would it cause detract from the established character of the surrounding residential 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 located within the designated Built up Area boundary for Littlehampton, where the principle of new development is considered acceptable in line with Policy GEN2 of the Arun District Local Plan, provided that development accords with other Development Plan policies.

The proposal would involve the conversion of an existing two storey, three bedroom detached house into 2 No. one bedroom flats. An additional entrance door will be provided in the front elevation and the kitchen door on rear west elevation will be removed and blocked up. All materials to match that existing so there would be little discernable change to the external appearance of the building.

The application site is located within a residential area, within Littlehampton. Surrounding buildings are mainly two storey terraced properties that are uniform in style; however there are flats within the wider area, most notably No's 38-77 Potters Mead (5 no. blocks of flats). The application site is positioned adjacent to Potters Mead, with an attached property to the north side, private access and neighbouring terraced property to the south side and an access and neighbouring gardens to the rear. It is therefore considered that the proposed dwelling would not detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light. In addition, it is considered that the addition of one additional residential unit would be unlikely to generate significantly more noise disturbance than that existing and it is therefore concluded that this proposal would not detrimentally impact upon the residential amenities of any neighbouring property.

Given the mixed character of the surrounding area, with several blocks of flats within the vicinity, it is considered that the proposed conversion would be accepatble and would not conflict with the established character of the surrounding residential area.

It is therefore concluded the proposed conversion and minor external alrerations to the building would be acceptable and would not appear out of character within the street scene. In addition, the development is in accordance with Government advice in PPS3, in that it makes efficient use of land.

It is therefore recommended that planning permission should be granted, subject to the

conditions set out overleaf.

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 The materials and finishes of the external alterations hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 Before the units hereby permitted are occupied a dustbin/cycle enclosure shall be provided as part of the development in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

Reason: To safeguard the appearance of the property and the amenities of the area in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 The use hereby permitted shall not be carried on until space has been laid out and storage constructed in accordance with details approved by the Local Planning Authority for the covered and secure storage of cycles clear of the public highway, and such space and storage shall not thereafter be used other than for the purposes for which it is provided, retained and maintained as such to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and to accord with approved policy in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

5 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: LOC1, DEV1, DEV4, CH1, NE17.

LOCAL PLAN: GEN2, GEN7, GEN12.

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.