Development Management - Delegated Officer Report

Application Number: AWDM/0455/17 Recommendation – Approve

Site: 24 North Road, Lancing

Proposal: Change of use from Use Class A2 (financial services formerly Lloyds Bank) to mixed Use Classes A1 (shop) and A3 (cafe) for Costa Coffee with 2no. air conditioning units to rear (east) elevation.

Date of site visit: 7 April 2017

Neighbours checked: Y

Additional neighbour notifications: Y - 2A, 4 North Road

Proposal, Site and Surroundings

The application relates to a single storey building, a vacant former bank premises (Class A2), on the east side of North Road, within the primary shopping area of Lancing. It sits at the south end of a parade of commercial premises. Attached to the north side is a carpet shop. To the south there is vehicular access to a number of dwellings and a car park at the rear of the commercial parade. The building is 27m long and abuts the access road.

Permission is sought for a change of use of the building to café/coffee shop, shown as to be occupied as a franchise from Costa Coffee. The application describes the proposed use as mixed A1/A3 which the planning agent state "is an accurate description of what is provided and this has been accepted for coffee shops across the country." The premises will sell coffee and other hot and cold drinks, sandwiches, filled rolls, cakes, pastries, coffee beans, cafetieres, percolators, coffee cups and mugs. There will be retail display units and a food server/counter. There will be no cooking on site.

The application includes the removal of the ATM on the front elevation and the reinstatement of a full window to match the existing window on the other side of the entrance door. Two ground level air conditioning units are proposed at the rear. The proposed opening hours are stated as 0700 hrs and 1900 hrs Monday to Saturday and 0800 and 1700 on Sundays and Bank Holidays.

Relevant site history

None relating to 24 North Road but planning permission was recently granted for the change of use of 34 and 44 North Road from Use Class A2 (professional services) to Use Class A5 (hot food takeaway) (AWDM/0325/16 and AWDM/0617/16).

Consultations

West Sussex County Council: The **Highway** Officer has no objection. The proposal is for change of use of A2 use to A1/A3 (coffee shop). No material

changes to traffic generation on the nearby road network is expected as a result of the proposals. The site is in a town centre location where trips are anticipated to be mostly by foot/ bicycle/ public transport or via car parking in the nearby public car parks.

The Local Highway Authority does not anticipate that the change of use would result in a 'severe' increase of trip generation over the existing use and it is therefore not contrary to paragraph 32 of the National Planning Policy Framework.

Adur & Worthing Councils: The **Environmental Health** Officer has no objections subject to hours being as specified in case there is a different A3 user in the future.

Lancing Parish Council: No objection

Representations

2 letters of objection received from the occupiers of 14 South Street and 61 Grafton Gardens, Sompting:

- Threat to independent coffee shops/cafes in Lancing
- Should support local shops over big chains
- Could lead to parking problems

1 letter of support received from the occupier of 3 Orchard Avenue:

- High Street needs more 'big' names to bring in more footfall
- Will increase choice and competition which is a good thing
- Will be positive for Lancing

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AP7, AS1, AE5, AE6
Submission Adur Local Plan (2016): 9, 15, 28
Lancing Village Vision (2012)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The application premises is subject to saved Local Plan policy AS1 which allows development for shopping (Class A1) and food and drink purposes (Class A3) subject to there being (amongst other things) no loss of residential accommodation at upper floor, no loss of amenity to nearby residents and providing on-site car parking arrangements are satisfactory. It is worthy of note that the policy wording pre-dates the sub-division of the former A3 Use Class in 2005 into Class A3 (restaurants and cafes), Class A4 (drinking establishments) and Class A5 (hot food takeaways). It states that development which involves the loss of existing shopping provision (Use

Classes A1 and A3) will not be permitted if the proposal is likely to detract from the character and vitality of the area. Policy 9 of the Submission Adur Local Plan (2016) also supports A1 and A3 uses in this area.

The proposal would not result in the loss of an A1 or A3 use and consequently there is no conflict with the adopted Local Plan policy. Indeed, the application is replacing an A2 use with a mixed A1/A3 use which is likely to make a greater contribution to the vitality of the area. The nature of the occupier/user within the A1/A3 class is not a relevant planning consideration.

Visual amenity

The submitted drawings show minor changes to the front elevation which are considered to enhance the appearance of the building by removing the ATM and restoring a symmetrical appearance to the windows.

The proposed A/C equipment will be at the rear of the building and will not have any impact on the street scene.

Residential amenity

There is no accommodation directly above the premises but there are dwellings facing the rear of the building. There will be no outdoor seating and no cooking odours to cause nuisance. Four existing A/C units on the roof of the building will be removed and replaced with two new units at ground level in the bin storage area at the rear. There is a dwelling opposite this area but the submitted information on the noise level from these units demonstrates that they will not cause undue disturbance.

The proposed opening hours are not expected to result in disturbance in this commercial centre. Customers would not be present at the rear of the site. Deliveries would be limited to one or two per day and timed to minimise disturbance.

Parking and Access

No off street parking is available for staff or customers. Given the site's town centre location, the site is accessible by both public transport and on foot.

It is not anticipated that the proposal will cause any highway safety or parking concerns.

Refuse storage

There is an existing bin storage area at the rear which will be utilised.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans

2. Standard 3 year time limit
3. Hours of use restricted to between 0700 hrs and 1900 hrs Monday to Saturday and 0800 and 1700 on Sundays and Bank Holidays.
4. No external plant other than as shown on the approved plans
5. Window and making good to match
6. Use as specified (mixed A1/A3)

Is recommendation contrary to letter(s) of representation? Y

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 10 May 2017

Authorised by: Gary Peck Date: 10 May 2017