Development Management - Delegated Officer Report

Application Number: AWDM/0900/16 Recommendation – Approve

Site: 14 Brunswick Road, Shoreham-By-Sea

Proposal: Change of use from Use Class A1 (shop) to part A1 use to front of premises and part Use Class D1 natural therapy practice to rear.

Date of site visit: 23 June 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a vacant shop unit on the east side of Brunswick Road. Permission is sought to change the use of the premises from A1 to a mixed A1/D1 use to enable a natural therapy practice to operate. The front of the property will remain in retail use with a shopfront and retail display selling items such as skin creams, essential oils, health books, yoga mats and herbal teas. At the rear a therapy room for acupuncture and other natural health practices is to be provided.

The site lies within the Shoreham Conservation Area.

Relevant site history

None

Consultations

West Sussex County Council: Not received

Adur & Worthing Councils: The **Environmental Health** officer has no objection.

The **Planning Policy** officer has no objection, on the basis that the A1 use constitutes 50% or more of the floor area. Although the emerging Plan makes no provision for D1 uses within the Primary Shopping Area, in this case the proposed D1 use is compatible with a town centre location.

Southern Water: No objections

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AS1
Proposed Submission Adur Local Plan (2016) Policies 11, 28
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site lies within Shoreham town centre and is within a primary shopping frontage.

Emerging policy in the form of the Adur Local Plan is at an early stage but Policy 11 states that only A1 or A3 uses will be considered acceptable in this location. Policy 28 seeks to maintain a predominant shopping use on ground floor premises.

In this case, the A1 use constitutes 50% or more of the floor area and is maintaining a shopfront with retail display. It is not considered that the proposal will harm the shopping vitality of the area and it can therefore be supported in principle.

Visual amenity

No external changes are proposed.

Residential amenity

The property lies within a busy commercial area where there is a mix of uses, including restaurants and takeaways which are open until late in the evening. The proposed use is not expected to generate noise or cause disturbance to residents and no loss of amenity is anticipated.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Permission is for mixed A1/D1 use as shown on approved floor plan. There shall be no reduction in retail floor area from that shown on approved plan and a retail display area shall be retained at all times. On cessation of the use hereby approved, the premises shall revert to solely A1 use.

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

1. 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: 19 July 2016

Authorised by: Gary Peck Date: 19 July 2016