Development Control – Delegated Officer Report

Application expiry: 17.01.07

Application Number: ADC/0378/06 **Recommendation - Permit**

Site: **The Vinery 432 Upper Shoreham Road Shoreham-by-Sea West Sussex**

Proposal: **Continued use of 2 ground-floor rooms for beauty treatment business (renewal of SU/226/05)**

The Application

The application property is a chalet-bungalow on the north side of Upper Shoreham Road. The proposal is for the continued use of 2 ground floor rooms for a beauty treatment business (renewal of SU/226/05).

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No objections.
WSCC- Highways & Transport	The Highway Authority have commented on this application previously under SU/226/05 to which no objection was raised. This application seeks to renew that permission. From inspection of the submitted plans, it appears as though there are only two rooms to be used in association with this use. It would therefore appear that this use is fairly low key. At the time of my visit there were three cars parked at the front of the property and there is adequate on-street parking within close proximity. I would not foresee the parking situation to be any worsened. No highway objection would be raised.

Third Parties

There have been no third party objections on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV2, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AT12.

Planning Assessment

The planning considerations of the application are whether the permanent change of use would have an adverse effect on the residential amenity of the locality, and the effect on highway safety due to on-street parking.

There is on-site parking provision for 3 vehicles and an amount of unrestricted parking in St. Nicholas Lane to the west. The volume of traffic created by the change of use over the period of the temporary permission has not become a nuisance and the Highways Authority have made no objection to the proposed continuation of use as set out in the submitted plans.

Although the staffing levels have increased with the addition of work-experience staff, they do not drive to the premises and therefore do not contribute to any loss of on-street parking in the locality. It appears that only one therapist works at any one time and they park in St. Nicholas Lane rather than at the front of the property.

There has been no reported excessive noise or out of hours working reported by either the Environmental Health Officer or the Planning Enforcement Officer, and it is considered that the permanent change of use would not have an adverse effect on the residential amenity of the surrounding residential properties, provided the use becomes no more intensive.

Recommendation

APPROVE for reason that :- 1PPii amended.
The change of use of two ground floor rooms in the dwelling does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1) and the Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1-2, DEV4-5.

1. C16Aii – amended.
   The use as a beauty treatment clinic hereby permitted shall be carried on by only one beauty therapist at any one time and only from the two ground floor rooms as annotated on the ~~submitted~~ drawing. Submitted with application SU/226/05/TP.
   Reason: *In the interests of residential amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1-2 of the West Sussex Structure Plan.*

2. C14L –amended.
The beauty treatment use shall only be carried on between the hours of 8:30am & 7:00pm Monday to Friday unless otherwise approved in writing by the Local Planning Authority.
Reason: *In the interests of residential amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1-2 of the West Sussex Structure Plan.*

Case Officer: [redacted]
Date: 15.01.07