Development Control – Delegated Officer Report

Application Number: ADC/0266/07 Recommendation - Permit

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

Proposal: **Change of use of second front groundfloor room for use as beauty treatment business**

The Application

The application relates to the Vinery Beauty Clinic which occupies two of the ground floor rooms of 432 Upper Shoreham Road. The property itself is a residential house owned by the applicant, which is located within a residential area adjacent to the junction between Upper Shoreham Road and St. Nicholas Lane.

The proposal is to increase the number of rooms that the business occupies from two to three, effectively making a total of two treatment rooms and a reception room.

The original change of use permission (SU/226/05) was granted on a temporary 1 year basis to enable a review of the special circumstances under which it was granted. This permission was made permanent under ADC/378/06 for two downstairs rooms.

Consultations and Representations

Consultations/Comments

Environmental Health have no objection to the proposals.

West Sussex County Council Highways have commented on the previous applications and whilst they are mindful that the use does constitute an intensification of the use of the building it is felt that the on-site and on-street parking available would be adequate. The nature of the business would mean that any on-street parking that does occur would be small scale and short term.

Third Parties

There have been no third party representations on this 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 main considerations of the application are the effect that the intensification of use of the Beauty Clinic will have on highway safety in the adjoining roads and on the residential amenity of the locality.

The proposed extra treatment room had been completed and was in use at the time of the site visit. The extra treatment room could mean that four customers (two waiting and two being seen) and staff could be on site at any one time. The on-site parking provision is not adequate for the business but it is considered that the on-street parking in St. Nicholas Lane would cover for the transient nature of the customer visits.

The applicant stated that the work experience staff that they had at the business are still of school age and did not drive to the site. The property does have covered cycle storage in the form of a side lean to which could comfortably store two bicycles. The property location is close to nearby bus routes and a short walk to the railway station at Shoreham.

The neighbouring properties are detached and would not be affected in terms of noise from comings and goings of clients which would be during the day, or from any associated noise from the business.

It was felt when the original temporary permission was granted that if the business became particularly successful then it may require new premises in a more central town centre location. However the second treatment room has in fact been used without complain for a number of months and it is considered that the local highway network has not suffered unduly from the intensification of use and the primarily residential area has not been affected in an adverse way through noise disturbance.

Recommendation

APPROVE for reason that :-

The proposed change of use of the second front ground floor room for use as a beauty treatment business does not detract from the local environment or result in unacceptable detriment to the amenities of neighbouring properties or detract from highway safety. It consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AT12) and the adopted West Sussex Structure Plan 2001-16 (DEV1-2, DEV4-5)

Conditions

1. The use of the second ground floor room as a beauty treatment clinic hereby permitted shall be carried on by only one beauty therapist at any one time, in addition to the one beauty therapist permitted under ADC/0378/06.
   Reason: *In the interests of residential amenity and to comply with policy AG1 and AT12 of the Adur District Local Plan and DEV1-2 of the West Sussex Structure Plan.*
2. The beauty treatment use shall only be carried on between the hours of 8.30 AM and 7.00 PM 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: [signature]
Date: 26.06.07