Expiry Date - 25/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0686/24 **Recommendation – APPROVE**

Site: **Development At 231 Tarring Road Worthing West Sussex**

Proposal: **Change of use of no.231 Tarring Road from Class E (furniture store and showroom) to Sui Generis (beauty salon). Removal of the existing shopfront and signage and the installation of a replacement shopfront.**

Date of site visit: 08/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Tarring Road and within a Medium Scale Local Centre. The property occupies a mid-terrace position within a terrace of two and three storey buildings consisting of shops and businesses at ground floor. There is a dance school at No.231A located above the application unit. The property has brick to the upper elevations and a shopfront at ground floor. The property is currently occupied as a furniture store and showroom under Class E and is part of a group of four adjoining units occupied by the same store, 'Marshall's'.

The building is within an area of mixed use consisting of commercial and business uses at ground floor, with residential flats, offices and studios above.

The property is not a listed building and it is not within a conservation area.

Proposal

Planning permission is sought for a change of use from Class E (furniture store and showroom) to Sui Generis (beauty salon) and for a replacement shop front.

The current unit forms one of four occupied by Marshall's and would be separated from the other three by closing off the internal access through to No.233. The existing green aluminium shop front would be replaced with a new white powder coated aluminium shop front including a new access. (Access is currently via the adjacent linked unit.) The shop front would have a square profile to match the existing and the pilasters and fascia board would be retained.

The Beauty salon would offer treatments such as:

- Eyebrow treatments which include tinting, waxing and threading.

- Eyelash treatments which include eyelash extensions, LVL and tinting.
- Nail treatments such as Gel manicures, Biab (a form of gel manicure) and general polish.
- Semi-Permanent make up such as Micro blading and Lip blush.

Opening hours for the business are stated as 08:00 to 20:00 Monday to Saturday.

The plans have been updated to show additional details for the shop front.

Relevant Planning History:

None relevant

Consultations:

Environmental Health **-** there are no adverse EH comments for this application.

Private Sector Housing – No comments

WSCC Highways - The proposal is for a change of use to 231 Tarring Road, Worthing from E class commercial shop use to a Sui- generis, Beauty Salon. Tarring Road is located within a highly sustainable location North of West Worthing, the site is located near other shops and local amenities. The site is not served with its own parking provision.

The existing use as an E class shop would have generated a certain number of vehicular movements which may also have been combined movements with users visiting other units. This may also be the case with a change of use to a Sui Generis use class.

The parking provision for a 10sqm shop would be 1 space per 14sqm and for the Sui Generis use this would fall to 1 space per 22sqm, generating the requirement for 5 parking spaces. On street parking is limited in the vicinity and there are comprehensive parking restrictions nearby to prevent parking in unsafe or detrimental points on the publicly maintained highway. Tarring Road is served with regular bus services operating to Town Centre, Lancing, Durrington Tesco, High Salvington and Salvington. Furthermore, West Worthing Railway Station is a 2 minute walk to the west of the site on Tarring Road.

There has been no detail of the number of staff to be employed, however staff journeys would need to be accommodated within either existing off-street parking or sustainable modes of transport. Based upon the existing use at the site and sustainable nature of Tarring Road it is not anticipated that these practises would cause a severe highways safety concern.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative

impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

WSP - Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Southern Water - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance

Planning Assessment

Principle

The principle of change of use is acceptable where it will not harm the vitality or viability of the local centre or cause harm to residential amenity. The key considerations are the effects on the visual and residential amenities of the locality and the vitality and viability of the local centre.

Policy Context
The unit is located within the Tarring Road Medium Scale Local Centre. The preamble to Policy DM13 of the Worthing Local Plan states:

5.191 The focus for Medium Scale Local Centres is to retain retail use but greater flexibility and support is given to other uses that can support the role and function of the centres and where they will enhance the vitality and viability, generates footfall and retains a shopfront display.

Policy DM13 - a) The Local Plan will support the vitality and viability of Worthing's town centres by seeking to meet the identified floorspace needs for retail and other town centre uses up to 2026.

b) Changes of use and redevelopments within town, district and local centres will be carefully controlled to ensure that they support, rather than detract from,

the successful functioning of the centres and their ability to meet local needs, according to their function in the hierarchy. When considering all such proposals regard will be had as to whether they would:

i) Make a positive contribution to the vitality, viability and diversity of the centre;

ii) Not unacceptably impact on daytime footfall;

iii) Maintain a strong role for the centre in providing a varied range of Worthing Town Centre convenience goods and meeting other day-to-day needs;

iv) Positively restore and/or enhance the character and appearance of the frontage;

v) Maintain the continuity of active frontages;

vi) Be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned;

vii) Ensure that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties;

viii) Ensure that that there will be no severe negative impact on existing parking arrangements;

ix) Retain or re-provides ancillary facilities within individual premises, (such as loading, storage, staff or administrative facilities), unless it is demonstrated that the centre retains its role as a sub-regional shopping centre and that these are no longer necessary for appropriate future use of the premises;

x) Result in an over concentration of uses such as takeaways and other uses with closed and inactive street frontages. The Council will consider the role of the centre within which the proposal is located and other matters such as the numbers of existing similar uses within the frontage and any existing or potential issues. Permission will not be granted where harm to the vitality and viability of the centre, or the amenity of local residents and businesses, cannot be adequately mitigated; and

xi) Require conditions to be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed and allow for change of use in line with the Council's aspirations and strategies for the area.

District Centres and Local Centres

e) The policy approach seeks to encourage convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to meet day to day needs of residents, and contribute to social inclusion. When considering relevant proposals within these centres regard will be had to the following:

i) in District and Medium Scale Local Centres - seek to retain a core of retail uses of at least 50% of the units in the whole centre, to ensure the role and function of the level of centre is maintained. Allow for uses such as financial and service and restaurant and cafes of an appropriate scale for the role and function of the centre. Other uses will be supported where it can be demonstrated that the use will enhance the vitality and viability of the centre in which it is proposed, generates footfall and retains an active shopfront with a shopfront display;

Vitality/Viability

The unit is located within the Tarring Road Medium Scale Local Centre which extends to the east, west and north of the site. There is a wide variety of shops and services within the centre as a whole including retail, cafes, restaurant/bar, takeaways, dance studio, financial services, supermarket, bike store, clinics, print studio, car rental, estate agents, taxi rank, launderette, etc. as well as several vacant units.

The change of use to a beauty salon would result in the loss of a retail unit however, given the presence of other vacant premises within the centre, the change of use of one unit would not preclude use for retail purposes elsewhere within the Tarring Road Centre.

A beauty salon is the type of use you would typically expect to find within a shopping street, and this predominantly daytime use would attract passing trade and be likely to increase footfall in the area. The new use will maintain the day to day needs of the local community, keep an active frontage and contribute to the vitality of the local centre. The proposal would complement existing shops and services, providing additional choice for the local community and encouraging visitors to the town. The proposal is considered to make a positive contribution to the vitality and long term viability of the area and would not harm the character of the local shopping centre.

The new shop front would include a new access to the unit and large windows and would retain an active shop front.

The unit is within walking distance of the town centre and would not harm or diminish the vitality or viability of the town centre.

The proposal would be consistent with the aims of policy DM13.

Visual Amenity

The new shop front will reflect the proportions, divisions and profiles of the existing shop front but will provide a separate identity for the new use with a new entrance door and white frame, distinguishing it from the other units it was previously connected with. The pilasters and fascia would be retained as existing, preserving the character of the building as a whole.

The stall risers to the other three units within this group of four, have differing heights and the new shop front would follow this irregular pattern. The transom height of the new shop front would be consistent with that of the other three units.

The white powder coated aluminium shop front proposed would not detract from the character of the street scene or harm the visual amenities of the locality.

Residential Amenity

The surrounding area has a mixed character of commercial use at ground floor and residential flats, offices or business studios at first floor. The closest residential units to the property are the occupants of the flats above the adjacent properties at No.233 A and 229 A. The unit above the application property is occupied by a dance studio.

The proposed use of the ground floor unit as a beauty salon would not generate excessive noise or disturbance and would not harm the residential amenities of the occupiers of the adjacent residential flats.

The beauty salon would operate between the hours of 08:00 and 20:00 and would not adversely affect local residents.

There would be no detrimental impact on residential amenity as a result of this application.

Access and parking

There is no on-site parking provision to serve the existing retail unit. On-street parking (time-limited) is available on Tarring Road. Traffic generation and demand for parking is unlikely to differ significantly from the former retail use and the local Highway Authority has raised no objection.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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.

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

Expiry Date - 25/07/2024

Case Officer:	Amanda Haslett	Date:	24/07/24
Authorised by:	Gary Peck	Date:	24 July 2024