Expiry: 16/12

Development Management - Delegated Officer Report

Application Number: AWDM/1288/24 Recommendation – Grant

Site: 20 Southwick Street, Southwick

Proposal: Material Change of Use from Class E(e) (Private Health Centre) to Class E(g)(i) (Offices) on the Ground Floor.

Date of site visit: 22/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a Grade II listed building on the east side of Southwick Street north of the community centre. The official listing is as follows:

'House, now office. C17. Uncoursed flint with red brick plinth band, quoins, dressings and some patching on first floor to right. Red brick eaves cornice to plain tiled roof, half-hipped to right, with end stack to left and larger ridge stack on rear wing. Two storeys; slightly irregular 3 window front, one sliding casement on first floor to right, the rest C19 and C20 casements. Doorway to left of centre between first and second windows from left with half-glazed door under later C19-early C20 pentice hood on brackets. Two storey wing to rear of flint below and brick above.

Listing NGR: TQ2442705400'

The site is also in the Southwick conservation area.

Formerly a private health clinic the private medical company vacated the site in August of this year. Accel Consulting has occupied the first floor for office purposes since permission was granted in 2015. Other than the removal of a partition wall in a rear ground floor room the application states no other alterations are to take place.

The site does not have any off street car parking. There is short stay parking on the street outside the site as well as a public car park opposite.

Relevant Planning History

AWDM/0633/15 - Change of use of first floor only from Use Class D1 (private health centre) to Use Class B1 (office). Granted

Expiry: 16/12

SW/19/06 - Retention Of 2 Temporary Portable Buildings Until April 2007 (Renewal Of SW/59/04). Granted for 1 year.

SW/79/99 - Single-Storey Rear Extension To Provide 3 Replacement Consulting Rooms. Granted

SW/32/92 - Single-Storey Rear Extension (Two Surgeries & A Meeting Room). Granted

SW/45/80 - Rebuilding Of Existing Out-Buildings As Rear Extension To Surgery. Granted

SW/41/80 - Change Use Of First Floor From Office To Doctors Surgery. Granted

Consultations

ADCAG: No objection.

Conservation Architect: 'The position of the chimney breast supports the view that these 2 roofs used to be 1. No objections to the removal of the studwall.'

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 12, 15, 16, 17, 33, and 34.
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves the creation of additional office floorspace in Southwick Town centre. For consideration is the loss of a community facility, impacts on the listed building and conservation area, neighbours and car parking.

Community Use

Policy 33: Planning for Sustainable Communities

The Council will protect, and support improvements to, social and community facilities. Development which would result in the loss of existing social or community facilities will only be permitted where:

• It can be demonstrated there is no demand for the facility within the area and the premises have been marketed for a reasonable period of time; or

Expiry: 16/12

• There is alternative provision available locally that is accessible, and at least equivalent in terms of quality; or
• The proposed development would provide an alternative social and community facility.

The Council will work with health care providers to deliver up-to-date healthcare facilities, and with the providers of other social and community infrastructure to deliver appropriate facilities in accessible locations, to meet local needs.

The Ground Floor has been empty since August 2024 when the private medical company (tenant) moved out. Opposite the site is a GP surgery built along with the library after planning permission was granted in 2005. Alternative provision is available locally.

Both uses are within Class E. No restrictive conditions can be found on previous permissions.

Residential amenity

The site is in the town centre where you can expect to find office uses. An office use is also acceptable in a residential area. The nearest residential neighbour is to the south and the other side of an access road leading to new houses at Scan house. No harm will occur.

Listed Building/conservation

The agent advises that the only change to the property is the removal of a stud partition wall in a rear room. This is not an original feature, as confirmed by the conservation architect. No harm will occur to this heritage asset.

Highways

The site does not have any car parking but the office use proposed is not expected to generate greater traffic than the previous use. This is a highly sustainable town centre location.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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

Expiry: 16/12

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:	MOK	Date: 27/11/24
Authorised by:	Peter Barnett	Date: 27 November 2024