Application Number: ADC/0047/08 Recommendation – APPROVE

Site: 339 Brighton Road, Lancing

Proposal: Change of use from car showroom to Class A1 retail (display and sale of kitchen, bedroom and associated products)

The Application

339 Brighton Road is a vacant ground floor commercial property, formerly in use as a car showroom, with 2 storeys of flats above. It forms one half of a larger commercial block, the other half of which is also presently vacant. The site fronts the busy A259 and is in a primarily residential area. The building is set back from the frontage and has a forecourt for customer parking. There is a large area of hardstanding to the west, but this lies outside of the application site and is presumed to be used by the occupants of the flats.

The building in question has extensive glass windows serving the ground floor showroom at the front with a warehouse and loading bay at the rear. It is proposed to use the premises to display and sell kitchen, bedroom, study and associated products. Six customer parking spaces are to be provided at the front of the building, including a disabled space, with three staff spaces at the rear. The applicants claim that the number of customers visiting the premises at any one time is expected to be no more than 2 – 4 and is therefore unlikely to result in a congested forecourt. Deliveries will occur approximately four times a week, at the rear of the building. Deliveries to customers will also take place, typically once or twice a week. The applicants claim that there will be a reduction in traffic movements compared to the previous car sales use, which will benefit nearby residents.

Consultations and Representations

County Transport Planning Services - In terms of vehicle movements, the proposed and existing uses would be fairly similar, with perhaps the proposed use more likely to generate additional pass by trade. As a result the proposed A1 use does not raise any concerns. The plan provided showing the parking layout does appear to indicate the large area of land to the west is not included as part of this application. As a result of this I would therefore question the access and turning arrangements for the delivery vehicles as it is considered unlikely that vehicles would reverse around the building to access this space. To that end it would be appropriate for some consideration to be given to turning arrangements. In principle, however the proposals are acceptable.

Third Parties – no third party representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, NE10, DEV1, DEV5
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AT1, AE16

Planning Assessment

Policies

The site is located within the built up area of Lancing. Policy NE10 of the West Sussex Structure Plan supports individual shops or local parades of shops to meet local needs. Policy DEV1 states that development should minimise conflicts between land-use activities. Policy DEV5 requires development to provide a safe level of car parking, including for those with impaired mobility.

Policy AE16 of the Adur District Local Plan permits alterations or improvements to existing businesses within residential areas provided there are no significant adverse effects on residential amenities.

Residential amenity

The site was formerly in use as a car showroom and the proposed commercial use is of a similar nature. It is not considered, therefore, that there will be any adverse effect on the amenities of the residents of the occupants in the flats above the site or those in the houses adjacent to the site.

The hours of operation are not specified on the application form but a condition can be imposed to ensure that it does result in any activity or deliveries at unsociable hours.

Access and Parking

The business employs 3 staff and adequate parking is shown at the rear of the building. There will also be sufficient spaces for customers at the front of the building, including a disabled person's parking space. The applicant has submitted a plan showing that a lorry can turn on the site and is able to leave the site in forward gear, thereby not increasing hazards on the public highway. There will be no alteration to the existing adequate access.

Conclusion

The proposal will bring a vacant building into use to the benefit of the area. There will be no adverse impact on amenity or highway safety and permission can be granted. The signs shown on the drawings are indicative only and do not form part of this application. A separate advertisement consent application will be required.

Recommendation

APPROVE for reason that:-

1. 1APPi

Subject to the following conditions:

1. C1Ci

2. C8Gi
3. C10B – 7.00am to 6.00pm Mondays to Fridays inclusive, 8.00am to 6.00pm on Saturdays and 10.00am to 4.00pm on Sundays and Public Holidays
4. C16 Ai "The premises shall be used only for the display and sale of kitchen, bedroom and associated products and for no other purpose within Class A1...." (Note – the reference to the Use Classes Order should refer to the Use Classes Order 2005, not 1987)
   Reason: Policy DEV1 of the West Sussex Structure Plan

   Informative: This consent does not include the external signage indicated on the submitted photographs. You are advised to confirm with the local planning authority the style of any proposed advertisements and whether separate advertisement consent is required before any signage is displayed at the premises.

Case Officer PB

Date 6/3/08