# Development Management - Delegated Officer Report

**Application Number: AWDM/0462/19 Recommendation – APPROVE**

**Site: 80 Crabtree Lane, Lancing, West Sussex**

**Proposal: Change of use from Hot Food Takeaway (A3) to Dog grooming parlour (Sui Generis)**

**Date of site visit: 16.04.19**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The commercial unit is part of a local shopping parade within Lancing. There are currently a large number of units all commercial, mainly retail, uses with some other uses such as takeaways and various service providers.

Consent is sought to change the use of the current takeaway unit A3 to a dog grooming parlour Sui generis.

**Consultations**

**West Sussex County Council: Highways Authority: -**

**Summary**
This proposal is for the change of use from a Hot Food Takeaway (Class A3) to a Dog Grooming Parlour (Sui Generis). The site is located on Crabtree Lane, a C-Class road subject to a speed limit of 30 mph.
**Access and visibility**
Access to the site will be unaffected by the change of use. Visibility is sufficient, and a review of collision data provided to WSCC by Sussex Police from the last 5 years reveal there have been no recorded injury accidents within the vicinity relating to road layout. Therefore there is no evidence to suggest the access is operating unsafely.
**Parking and turning**
No details for parking were provided in the plans; however this was the existing arrangement for the Hot Food Takeaway previously. The change of use from A3 to Sui Generis will produce differing patterns regarding material use, but is not anticipated to result in a material intensification of use at the site. Considering the takeaway operated as such without incident, the LHA does not consider this detrimental to highways safety. With this in mind, there are approximately 15 car parking spaces within the immediate vicinity for customers to use. The site is situated in a sustainable location, well connected by bus routes.
Lancing Train Station is also within walking distance.
**Conclusion**

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

**Adur and Worthing Councils:** Environmental Health: - No adverse EHO comments.

**Lancing Parish Council: -** No objection

**Representations**

None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15, Policy 27
National Planning Policy Framework (February 2019)

**Planning Assessment**

**Principle**

The proposal comprises the change of use of a commercial unit in a local shopping parade. Policy 27 states that on the ground floor of such units a shopping use shall be predominant and if this is not the case it will only be acceptable to change use where it can be demonstrated that the retail use is no longer viable. However this policy does also refer to local shopping parades as serving day to day local needs and reducing the need to travel.

It is considered that this commercial use is suitable in such a well established, large and thriving local shopping centre. It provides a service to local residents and for those who need to travel there are public transport links and ample parking provision. It replaces a current A3 food and drink use therefore no loss of retail will occur as a result of this consent.

**Residential Amenity**

The proposed use will not give rise to any noise, odours or activity which would be detrimental to local residents within this locality. Such a use is considered suitable in this case. A condition is attached to limit hours of opening, in line with those proposed by the applicant.

**Highway and Parking**

As stated above the site is within a sustainable location with parking available there will be no concerns here in relation to highway safety and parking.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Business time 8am – 6pm Mon to sat
4. Restriction of use to Dog grooming and no other uses

**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 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: Hannah Barker Date: 30th April 2019

Authorised by: Peter Barnett Date: 30 April 2019