Expiry Date – 30/5

Development Control – Delegated Officer Report

Application Number: AWDM/0447/19 Recommendation – Grant

Site: 96 West Way, Lancing

Proposal: Change of use of outbuilding to foot health care business.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21.5

Site and Surroundings

This application relates to a semi detached bungalow on the north side of West Way close to its western end. The bungalow has a deep rear garden which backs on to open land. It has a gated side entrance into the rear garden.

An outbuilding has recently been erected in the rear garden measuring 5m x 3m and 2.43 metres in height. It has windows and a door on its west side only. It is finished in painted grey timber.

It has been kitted out with a treatment chair, desk and shelving and sterilizer but use as a foot clinic has not commenced.

Proposal

The home owner would like to run her foot care clinic business from the shed, she is currently mobile. The form states that her home business is likely to be only 3 days a week but in the hours of use box on the form the hours of 9am to 5pm Monday to Friday and 9am to 12pm on a Saturday has been filled in. Each appointment would last between 30 and 40 minutes. She does not expect to see more than 8 clients in any day.

Clients would access the site down the side entrance. The site has two off street parking spaces, one of which is free most of the time during the working week.

Other than the sterilizer the owner uses a small ‘drill’. This is no noisier than an electric tooth brush.

Relevant Planning History

None.

Consultations

Highways:
'The proposed seeks change of use of an outbuilding at 96 West Way, Lancing to foot health care business. The operational arrangements proposed are 3 days per week, 8 x 1 hour sessions per day.
West Way is a private road with access to the maintained highway network taking place at an established junction with Brighton Road and The Broadway. Given the significant number of dwellings being served by this access point and small scale nature of this proposal (15sqm floorspace) no overriding highways concerns would be raised to the principle of the application from a highway safety and capacity perspective.

The Local Planning Authority should be satisfied with any proposed parking arrangements. It would be advised that the proposed foot health care business will generate the requirement for up to 1 space per session, providing appropriate turnaround time for clients is incorporated. Any parking spaces should measure 2.4 x 4,8 metres and retain parking for the existing residential use. Typically 2 spaces would be required to serve a residential dwelling of this size in this location.

If parking is required to take place on West Way this would be considered a private / amenity matter given its private status.

The Local Highways Authority does not consider that the proposal would have and 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 109), and that there are no transport grounds to resist the proposal.'

Health: No objection.

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 33 and 34

Planning Assessment

Principle

The principle of development can be supported as it creates a sustainable low key community health use within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity. Highways matters are also important.

Neighbour amenity

The proposed use is in itself a quiet use and neighbours will be little aware of activity in the cabin. Comings and goings associated with the use will be from the east side of the house down the garden path. The level of intended use is not excessive, with only 1 patient on site at any given time, and during normal working hours. It is not expected to cause a nuisance to the neighbours.

Nonetheless it is considered prudent to limit the hours to Mon-Fri 9am to 5pm and Saturdays 9am to 12pm with no Sunday or Bank Holiday working. It is also considered appropriate to make the use personal to the applicant to prevent more than one practitioner on site at any given time or any sub letting. This is not intended.

One parking space is available off street during the day. This should be sufficient given only 1 client is expected on the site at any given time and not more than 1 per hour.

Character

The outbuilding itself does not need planning permission as it meets the requirements of Class E of the GPDO. It is domestic in scale and not dissimilar to a garden building you would find in many back gardens. The level of intended use would not change the character of the dwelling from residential and as such the intended clinic would not be harmful to local character.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Personal to Mrs June Sullivan
4. Restricted Hours – Mon-Fri 9am to 5pm, Saturdays 9am to 12pm, no Sundays or Bank Holidays.

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 any representations? No.

Case Officer signed:	MOK	Date: 22.5.19
Authorised and signed by:	Peter Barnett	Date: 22 May 2019