Expiry Date – 31/8

Development Control – Delegated Officer Report

Application Number: AWDM/0813/20 Recommendation – Grant

Site: 15 Crabtree Arcade, Grand Avenue, Lancing

Proposal: **Change of use of ground floor shop (Use Class A1) to physiotherapy clinic (Use Class D1).**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 6/8

Site and Surroundings

This application relates to a vacant end of terrace retail shop on the east side of Grand Avenue close to the junction with Crabtree Lane. The adjoining unit is also vacant with a florists and hairdressers closer to the junction. There is a flat at first floor level.

Proposal

Planning permission is ought to use this vacant unit as a physiotherapy practice with two treatment rooms.

Relevant Planning History

L/222/04 – Change of use A1 to A3. Granted

Consultations

Highways:

'Summary
This proposal is for the change of use of ground floor shop (A1 Use) to physiotherapy clinic (D1 Use). The site is located on Grand Avenue, an unclassified road subject to a speed restriction of 30mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content
Access to the site is via an unmaintained lane to the rear of the property. There are no apparent visibility issues at the access points onto the maintained highway. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

The applicant has stated that the clinic will likely receive 6-8 clients per day. Considering this and the existing use, the LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site.

The site benefits from an existing parking area to the rear of the property. From inspection of the plans, there is sufficient space for at least two cars to park here. The LHA anticipates that this will be sufficient for the proposed clinic use. Grand Avenue also benefits from unrestricted on-street parking. Vehicles can utilise the unmaintained lane to turn and exit onto the maintained highway in a forward gear.

Conclusion
The LHA does not consider that this 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 109), and that there are no transport grounds to resist the proposal.'

Environmental Health: No objection

Lancing Parish Council: No objection

Representations

1 letter of support

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2,9, 15, 27 and 34

Planning Assessment

Principle

The principle of development can be supported as it makes use of a vacant retail shop in a local shopping parade. For consideration is the impact on local shopping policy, neighbour amenity and the highway network.

Local shopping Parade

Policy 27 permits town centre uses providing a retail presence is the predominant use in the parade.

This unit has been vacant since March. The adjoining unit has been vacant for much longer and is in a state of disrepair. The next two units on this frontage are in retail use and most of the units on Crabtree Avenue itself are still occupied.

A physiotherapy use is an acceptable re-use and will not harm retail viability of the local parade as a whole. It will likely increase footfall.

In light of the imminent change to the Use Classes Order and the new Class E this development should not be resisted.

Neighbour amenity

The proposed use has two consulting rooms and will be open Mondays to Fridays between 8am to 6.30pm. It is a quiet use, it will not be harmful to neighbour amenity. Future use on a Saturday has been built into the condition to allow flexibility.

The permission is restricted within use class D1 as other D1 uses, i.e. crèche, nursery or place of worship could give rise to a noise nuisance for residents above.

Highways

The Highway Authority does not object. On street parking is available outside the site and round the corner on Crabtree Avenue are parking laybys.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Hours of use M-F 8am to 7pm, Saturdays 9-5 not on Sundays or Bank Holidays*
4. Restricted use, physiotherapy clinic and no other use within D1

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: 11.8.2020
Authorised and signed by:	Peter Barnett	Date: 11 August 2020