Development Management - Delegated Officer Report

Application Number: AWDM/0794/19 Recommendation – Approve

Site: 80 High Street, Shoreham-By-Sea

Proposal: Change of Use from Estate Agent (Use Class A1) to (Use Class D1) clinic for pregnancy scanning

Date of site visit: 13 June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a building currently in use as an estate agent (Class A2). It is proposed to change the use to a pregnancy scanning clinic (Class D1). No external changes are proposed. An internal office will be created with stud walls.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection.

Adur and Worthing Councils: The **Environmental Health** Officer has no objection.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 11, 27
National Planning Policy Framework (February 2019)

Planning Assessment

The site lies within the secondary shopping frontage (Block 7) as defined in the Adur Local Plan where uses within Class A1, A2, A3, A4, A5 and D1 are considered appropriate.

The proposed use would therefore comply with the relevant policies in the Local Plan and would complement existing uses in the town centre. There would be no loss of retail function.

There are no highway or amenity concerns with this proposal.

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 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: Peter Barnett Date: 8 July 2019

Authorised by: Gary Peck Date: 8 July 2019