Development Management - Delegated Officer Report

Application Number: AWDM/0070/19 Recommendation – APPROVE

Site: 2A Old Shoreham Road, Southwick, West Sussex

Proposal: Change of Use Class A1 (shop) to beauty salon

Date of site visit: 19.02.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a single storey commercial unit attached to a residential dwelling house, no. 2 Old Shoreham Road. This unit, according to the applicant, became separate from the main property in 2005 and was then 2A Old Shoreham Road. The unit has A1 retail use and more recently has been used as offices with storage for Coastal Ventilation Limited. Currently the ownership of the unit and the dwelling house are combined with the owners running the current business. It is proposed that the owners' daughter is to occupy the house with her family and use the business premises for her beauty business. Consent is therefore sought here to change the use from A1 retail to a beauty salon 'sui generis.'

The use is proposed with one consultant only working and seeing clients one at a time. There is a reception area to the front with a partition wall proposed to divide the rear area into two spaces. There is a toilet and sink to the rear of the unit.

The applicant has stated that the hours of business will be 09:00 – 18:00 Monday to Friday and 09:00 – 14:00 Saturday.

Although there is vehicular access to the site from the highway this is gated and is currently not used. It is proposed that customers will park on the adjacent highway when visiting the site, as is currently the case.

Consultations

West Sussex County Council: Highways Authority: -

This proposal is for the change of use of existing A1 shop to beauty salon (sui generis use). The site is located on Old Shoreham Road, an A-classified residential road subject to a speed limit of 40mph.

Whilst the site benefits from an existing access onto Kingston Lane, no off-street parking is proposed for the beauty salon use. All customer parking will take place on street as is the existing practice for the A1 use. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not

consider that highway safety would be detrimentally affected through the proposed nil car parking provision. However, the LPA may wish to consider the potential impact of additional on-street parking from an amenity point of view. Given that the existing A1 use had no parking provision for customers, existing visitors to the shop would have likely been by foot and considering that no parking is possible for the proposed use, the LHA anticipate that the level of traffic generated would be of a similar nature.

Conclusion
The Local Highway Authority (LHA) does not consider that this 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.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 4, 15, 25
National Planning Policy Framework (February 2019)

Planning Assessment

The change of use in this case is acceptable with the current small scale business being replaced by another use with limited visitors and low noise and disturbance impact upon the surrounding area. The highway movements generated by the change are likely to be less with smaller scale deliveries than the current use. The unit is retained as an employment and business use in line with Adur Local Plan policies so can be supported here in principle. The sui generis use is to be conditioned to be a beauty salon use only to allow control of any changes in the future. The hours of use are also conditioned to limit any possible disturbance although this is unlikely with such a small scale business within this locality.

Other than some changes to the existing signage there will be no external changes to the building. In terms of visual amenity there will be no impact. The glazed frontage reception counter will remain, which is visible from the street.

The closest residential property is no. 2 the attached dwelling. Although the business owner will be occupying this property it is not considered that in terms of residential amenity this is essential. Therefore a condition is not deemed necessary to link the business use to the occupier of the dwelling house so this could be flexible in the future. However consent would be required for the business use to change from anything other than beauty salon. This, along with the conditioned hours of business will protect the residential amenities of the occupiers of the surrounding locality.

Highways Matters

West Sussex County Council has given their views as set out above. There would be no adverse impact upon the existing highway network or highway safety implications. Unrestricted, on street parking is provided in Cross Road, adjacent to the site.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. The premises shall be used as a beauty salon only. This consent does not permit any other sui generis uses to occupy the commercial unit at any time unless written consent has been given from the Local Planning Authority.
4. Hours of use 09:00 – 18:00 Monday to Saturday only

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: 26th February 2019

Authorised by: Peter Barnett Date: 26 February 2019