Development Control – Delegated Officer Report

Application Number: AWDM/1749/15 Recommendation – Approve

Site: 64 Crabtree Lane Lancing West Sussex

Proposal: Change of use from Use Class A1 (Shop) to Use Class D1 (wellbeing clinic)

Date of site visit: 08-02-2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a ground floor commercial property last occupied by an electrical contractor. The proposal is change the use of it to an alternative health treatment and massage clinic.

The property is in the middle of an established shopping parade with a mix of commercial uses. The surrounding area is an outer residential suburb of Lancing, in a residential suburb.

Relevant site history
None

Consultations
Lancing Parish Council: No objections
Adur & Worthing District Council Environmental Health: No adverse comments

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AS1
National Planning Policy Framework

Planning Assessment

Principle

The local shopping parade is identifed in local plan policies for A1 use. Policy AS1 states that “development which involves loss of existing shopping provision (Use Classes A1 and A3) will not be permitted if the proposal is likely to detract from the character and vitality of the area.”

In this case, the new use would complement the other commercial uses in the parade and support its vitality and viability, especially into the early evening. This approach is in conformity with the National Planning Policy Framework.

A retail area would be retained at the front. The treatment room would be at the rear.

Visual amenity

No visual change is proposed.

Residential amenity

The use would operate into the mid evening (9am-8pm), however there would be no early start. Given the nature of the business, deliveries will be infrequent and can be delivered at the front of the shopping parade. Clients would enter and exit via the front of the shopping parade.

The mid evening opening would inevitability give rise to a degree of noise and disturbance. However the business typically expects less than five appointments past 6pm each evening. Each appointment would be on a one-to-one basis. Overlap between appointments is likely to be infrequent. Only incidental background music will be played. There is a suspended ceiling between floors.

Given this business model, and the backdrop of existing comings and goings in the established local shopping parade (there is a late night takeaway close by), it is not considered that adverse harm would give rise to the living conditions of immediate neighbours. This includes those living in the flats directly above and alongside the commercial premises.

Parking and accessibility

No parking is proposed but none exists. The trips generated by a D1 use is likely to be more frequent than an A1, but given these would be spread throughout the working day and evening due to the appointments, it is considered the local highway network has the capacity to accommodate the parking demand generated without giving rise to highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Hours of operating 9am-8pm every day
4. Use limited to that applied for 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 letter(s) of representation? N

Case Officer: Matthew Porter Date: 09-02-2016

Authorised by: Peter Barnett Date: 9 February 2016