~~PC~~
~~20/3/08~~
Expiry
17/4/08

Development Control – Delegated Officer Report

Application Number: ADC/0313/07 **Recommendation – Permit Application**

Site: **Shop 1 Inglecroft Court Cokeham Road Sompting Lancing**

Proposal: **Change of use from shop to community care office with retail sale of mobility products (retrospective)**

The Application

The site is located at the end of a parade of commercial premises within the residential, built up area of Sompting. The application site is the ground floor unit within a three storey flat roof building, with residential above. The ground floor of the row of properties mainly comprises of retail uses with some other commercial uses, all units have active, commercial frontages.

Retrospective permission is sought for the change of use of an existing double frontage commercial unit from retail A1 to a community care office with an ancillary retail use for the sale of mobility products. There were no internal changes to the building carried out and the only external changes involved updating the exterior and new signage.

Consultations and Representations

Third Parties: - 1 letter of objection has been received expressing concern over the traffic congestion in this area, which obstructs the bus stop and pedestrians, there is likely to be a serious accident.

Sompting Parish Council: - No Objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2004): LOC1, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AS1, AS5.
PPS1 ' Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy DEV1 of the West Sussex Structure Plan states that development should integrate with and where possible, enhance adjoining land-uses and minimise potential conflicts between land uses and activities.

Policy AS1 of the Adur District Local Plan 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.

Policy AS5 states that within local shopping parades the District Planning Authority will not normally permit changes to non-retail use at ground floor level, proposals for non-retail uses will be treated on their merits.

Principle of Change of Use

The change of use has resulted in the loss of an A1, retail use at the above site. However although the change of use is predominantly to a community care office there does remain a shop front and commercial presence within the street scene, the business does also provide an ancillary retail use for the sale of mobility products. It is therefore considered that the change of use is acceptable in principle in this case.

Residential Amenity

It is not considered that the change of use will have any adverse impact on the residential amenities of the occupiers of adjacent dwellings in this case. As existing the unit is within a parade of shops/commercial units with frontages at street level and residential above. The use at this site will not have any greater impact with regards to increased noise and disturbance and traffic generation. There would be no adverse impact on the residential amenities of the local residents in this case.

Visual Amenity

There are no significant changes to the visual appearance of the site other than updating the frontage and replacement signage. The site will remain in appearance as a commercial unit with a street frontage which is in keeping with the existing commercial parade.

Recommendation

APPROVE for reason that :- 2PPi: "The development is within the built-up area and helps meet . . . " "It consequently does not conflict . . . "

1. C16Ai - ....a community care office with ancillary retail use.....B1.....Reason: - Policy AS5 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan. PB 20/3/08

Case Officer..... Barber .....Date..20/3/08.

Planning Services Manager.....Date.....

Chair of Planning Committee.....Date..31/3/08.....