Expiry Date – 16/2

Development Control – Delegated Officer Report

Application Number: AWDM/2279/21 Recommendation – Grant

Site: 26 North Road, Lancing

Proposal: Change of use from Yoga studio (D2) to Retail shop (E).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/1

Site and Surroundings

This application relates to a mid terraced retail shop on the east side of North Road just north of the railway crossing. The property was last used as a yoga studio but this appears to have ceased trading and the building is empty. Prior to that it was a carpet shop for years. There are two floors of residential over. The site has a deep rear yard and a large outbuilding off a private road to the south.

Within the parade to the south is a fish and chip shop and to the north is an estate agent.

The property is not in a conservation area and is not listed. It is within block 2 of a Primary frontage of Lancing Town Centre.

Proposal

Permission is sought to convert this premises back into a retail shop. The application form stipulates the following hours of use: Monday to Saturday 9.30am to 4.30pm.

Relevant Planning History

AWDM/1234/19 - Change of Use of A1 (retail) to a Yoga studio (D2). Granted

L/25/05 – Single storey rear extension to shop (for storage) with roof patio and external stairs to flat above. Granted

L/58/82 - Removal Of Existing Timber Framed Store & Erection Of Singlestorey Extension With Unloading & Parking Provisions From Service Road & Alts To F/F Flat Ent. Granted

Consultations

Health: No objection subject to stated hours.

Highways: No objection.

Lancing Parish Council

No objection.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 9, 27 and 34.
WSCC Guidance on Parking at New Developments (Sept 2020)
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

Planning Assessment

Principle

The principle of development can be supported as it returns a unit in a primary shopping parade back into retail use. For consideration is the impact of the proposals on the retail vitality of the parade and town centre and on neighbour amenity.

Retail

Retail use is entirely appropriate in this primary retail parade in the heart of Lancing town centre.

Hours of use are also restricted but more generous than sought given the location.

Neighbour amenity

No harm will occur subject to the conditions referred to above.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Hours of use

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: 25.1.22

Authorised and signed by: Peter Barnett Date: 27 January 2022