Development Control – Delegated Officer Report

Application Number: AWDM/1527/16 Recommendation – APPROVE

Site: 8 Lisher Road Lancing West Sussex BN15 9EY

Proposal: Change of use from Use Class B8 (storage and distribution) to Use Class D1 (veterinary clinic) with installation of one air conditioning unit to south elevation.

Date of site visit: 15.11.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a vacant, ground-floor commercial lock-up unit (169sqm) within a part single-storey part 3-storey mixed-use block located in the centre of a modern residential housing estate. The adjoining 2 ground-floor units (Nos: 10-12) consist of a convenience shop (Class A1). There are residential flats above the rear part accessed by external stairs onto a first-floor deck. There is a communal car parking area in front (west) of the block and a servicing yard to the rear (east), both accessed from Lisher Road.

Planning records from 1994 indicate the vacant unit was last used for storage and distribution purposes (Class B8) including the retail sale and hire of cleaning equipment and janitorial supplies.

The block is designated as a local shopping parade

Proposal

Permission is sought for a change of use to a veterinary surgery with associated elevation alterations including the bricking-up of the existing shop window on the south side, installation of a replacement aluminium-framed shopfront on the north and west elevations (including the removal of an existing secondary door-opening) and installation of an air conditioning unit on the south-facing flank wall of the building.

The proposed working hours are between 08.30-19.00 hrs on Monday to Friday and between 08.30-13.00 on Saturdays.

Consultations:

WSCC: The Highway Authority has no objection commenting:-

"*The LHA have reviewed the submitted detail and would raise no concerns to the change of use, from B8 storage and distribution to a veterinary clinic. No detailed plan has been provided to demonstrate parking, although it is evident that parking is available and access to and from the highway is adequate. The*

proposal is not expected to give rise to any signification level of vehicle trips, above and beyond the already permitted use.

The National Planning Policy Framework states that development should only be prevented or refused on highway grounds where the residual cumulative impacts of the development are severe. Subject to parking requirements being secured via condition, the LHA do not considered that the development would result in any impacts on the local highway network that could be considered severe."

A condition is recommended to secure provision of car parking.

Adur and Worthing Councils: The EHO has no adverse comments.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AS5
Submission Adur Local Plan (ADC 2016): Policy 9, 15, 26, 28
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The site is located within a designated shopping parade subject to saved policy AS5 which seeks to resist the loss of Class A1 uses. It states that changes to non-retail uses will not normally be permitted and that such proposals will be treated on their merits and assessed in relation to the need for the proposed use compared to the retail use of the premises concerned.

Policy 28 of the Submission Local Plan states that shopping and other town centre uses will be supported in local shopping parades. It requires marketing evidence to be provided where it is purported that a retail use is no longer viable particularly where a unit has been vacant for at least a year.

The Design and Access Statement accompanying the application identifies that the premises has been vacant for the "last few years". [Google Streetview shows the unit has been boarded-up and empty since at least 2012] In any event, the current proposal will not result in the loss of a Class A1 retail use as the lawful use is for storage and distribution.

The existing general convenience store at Nos: 10-12 provides a valuable service to the surrounding residential estate as there are no other local shops nearby, the nearest being some 10-15 min walking distance away at Crabtree Lane (approximately 700m) or Lancing village centre (1,000m). The proposed veterinary surgery use would generate additional activity but would not strengthen the retail function of this small parade. On the other hand, the proposed veterinary surgery will generate customer footfall and hence greater scope for enhancing passing-trade compared to the former Class B8 use.

Visual Amenity

The existing boarded-up shop unit has a run-down, tired appearance. The replacement shopfront and shop window will improve the overall appearance of the building as whole.

Residential Amenity

The self-contained flats on the upper floor are well separated from the entrance to this unit and although increased activity associated with the proposed veterinary surgery will likely be noticeable to the nearest residents (after several years of vacancy) it is considered the intensity of use in terms of comings and goings and vehicle movements is unlikely to be disturbing.

The applicant has verbally confirmed that no animals will be kept on the premises overnight.

An air conditioning unit is shown on south side of the shop unit. A specification has been submitted to which the EHO has raised no objection in terms of noise emissions.

Other uses within the D1 Use Class have the potential to generate different patterns of demand, activity and vehicular traffic and therefore it would be pertinent to impose restrictions on any permitted change from a veterinary clinic.

Highway safety and parking

It is anticipated that there would be up to 3 full-time equivalent staff members. There is ample parking provision available both within the rear service yard for staff and deliveries, and the customer car park in front of the building.

The highway authority has recommended a condition to secure parking provision but both parking areas lay outside the ‘red-lined’ area of the application site.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Agree colour and external finishes of replacement shopfront
4. Making good in matching materials
5. No external plant other than as shown on approved drawings and in accordance with the submitted technical details
6. Notwithstanding the provisions of the Use Class Order 1987 and GPDO 2015 the premises shall only be used as a veterinary practice and no other use within Class D1.
7. No animals to be kept on the premises overnight
8. Hours of opening 08.30-19.00 Monday to Friday and 8.30-13.00 Saturday

Informative

Pro-active – No amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 18.11.2016

Authorised by: Gary Peck Date: 21 November 2016