expires 13/10

Development Control – Delegated Officer Report

Application Number: ADC/0329/08 **Recommendation - Application Permitted**

Site: **First Floor 29 High Street Shoreham-by-Sea West Sussex BN43 5DD**

Proposal: **Change of use from office to beauty salon/complementary therapy (Class D1) on first floor**

The Application

The application relates to the first floor of a commercial property on the south side of the High Street, Shoreham located within the Conservation Area. The upper floor of the premises has been converted into a beauty salon comprising two therapy rooms and a reception room. The stated opening hours are 10am -9pm Monday to Friday with occasional use on Saturdays and no use on Sundays or Public Holidays. It has been operating since February 2008.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Transport Planning Officer has no objection. The property is situated in a sustainable location. Cycle parking should be provided if possible.

Adur District Council – The Environmental Health Officer has no adverse comments to make

Environment Agency – no objection

Third Parties

ADCAG – No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1, DEV2, DEV4-5, CH4

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AS1, AE5, AE6, AB3, AB4
PPS6 ' Planning for Town Centres' (ODPM 2005)

Planning Assessment

Policies

The premises are situated in an area specifically identified for shopping purposes where Local Plan policy AS1 applies. This states that permission will normally be granted for shopping and food and drink purposes falling under Use Classes A1 and A3 subject to compliance with criteria including no loss of residential accommodation at upper floor level, no loss of amenity to nearby residents and access and parking considerations. It also states that proposals involving a loss of existing shopping provision will not be permitted if likely to detract from the character or viability of the area.

Policies AE5 and AE6 relate to financial and professional services located within main shopping areas and permit the extension or improvement of such facilities provided, among other criteria, that there is no loss of amenity to nearby residents or loss of character of the area.

DEV1 of the Structure Plan seeks to protect and, where possible, enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction. DEV2 encourages mixed use development to promote vitality and diversity within towns and villages.

PPS6 seeks to promote vitality and viability in town centres by encouraging a range of shopping and leisure uses and local services within such areas.

Character

The use of the upper floor of this property for a beauty salon/therapy is consistent with policies for the town centre. It is a use which will increase the vitality and viability of the area and does not result in the loss of a retail unit. The size of the premises is relatively small and is unlikely to generate a large number of users at any one time. Consequently, it is not considered that the use will result in a loss of amenity for adjoining occupiers or other users of the building (which are accountants and solicitors). No objections have been received.

Access and Parking

The Highway Authority has not objected to the application due to its sustainable town centre location. While they have requested that cycle parking be provided, it is not possible to make provision for such a facility at this upper floor unit. On balance, therefore, it is not considered to be necessary to require cycle parking on this occasion.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. The premises shall not be open to the public other than between the hours of 9am to 9pm every day.
   Reason – In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan

2. C16Ai beauty salon/complementary therapy; D1
   Policy AG1 and DEV1

Case Officer..... Date.....19/9/08