Development Management - Delegated Officer Report

Application Number: AWDM/1814/15 Recommendation – Approve

Site: **Office North of 42 and 44 Kingston Broadway, Hawkins Road, Shoreham-By-Sea**

Proposal: **Change of Use from B1 office to B8 Store without utilities (retrospective)**

Date of site visit: 26 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a small commercial unit (18sqm) located at the rear of the shopping parade in Kingston Broadway. The unit forms one of several garages or former garages at this backland site (there is an MOT station and repairs garage to the north).

The site was formerly a B1 office but was changed to a B8 store at the end of last year. This application seeks retrospective consent to retain the use. The site is surrounded on all sides by development. To the north and east are rear gardens of houses in Hawkins Road; to the south is a three storey block of shops with flats over while to the west is Wadurs swimming pool and the Next store at Holmbush. The site is accessed by a private road off Hawkins Road.

Relevant site history

Previous applications to redevelop the larger site for residential purposes have been refused and dismissed on appeal.

Consultations

West Sussex County Council: The **Highway Officer** has no objection. The change in use would command 1 car parking space and considering it is only 18sqm the trips generation associated with the use would not cause any highway safety or capacity issues.

Adur & Worthing Councils: The **Environmental Health** Officer has no objection. Please can we ensure the hours of use are consistent with the other units in the vicinity:- 8:30 to 6pm Monday to Friday. 8:30 to 1pm Saturdays and no use on Sundays or Bank Holidays.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS5
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises changing the use of a small commercial unit to another commercial use. The site is identified as being on the edge of the shopping parade but the proposal does not result in the loss of a shopping unit. The main considerations are the effects on the amenities of neighbouring residential occupiers and the highway implications of such a use.

Visual amenity

No external alterations have been necessary to implement this change of use.

Residential amenity

The proposed use of the building for storage is akin to the use of the adjoining garages and it is not considered that, at 18sqm only, the use is likely to result in significant activity or noise to harm the residential amenities of neighbouring dwellings. It is recommended that an hours of use condition is imposed in the interest of residential amenity.

Accessibility and parking

The site is accessed via a private road which runs along the side of 64 Hawkins Road. No material increase in traffic movements is anticipated in association with the use and the Highway Officer has not raised any highway safety concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Use for B8 only
2. Hours of use
3. Permission relates to approved plans

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

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.

Case Officer: Peter Barnett Date: 8 February 2016

Authorised by: Gary Peck Date: 8 February 2016