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Development Control
Adur District Council
Civic Centre,
Ham Rd,
Shoreham-by-Sea,
BN43 6PR

25 February 2019

Dear Sir/Madam

RE: Nynex House, Gardner Road, Fishersgate, West Sussex, BN41 1QP

Application for a change of use from mixed B1, B2 and B8 Use to D2 Boxing Gym.

We write on behalf of Sinnis International (UK) Ltd in relation to Nynex House, Gardner Road, Fishersgate.

The Application

This application seeks planning permission for a change of use of part of the first floor of the building to become a boxing gym (D2)

Application Site

Nynex House is large commercial site located immediately south of the Brighton to Portsmouth Railway line in Fishersgate, West Sussex. The site comprises of approximately 7800m2 of land that is occupied by a single large building. The open car parking area provides around 130 car parking spaces.

The site is not in a conservation area nor is it a listed building

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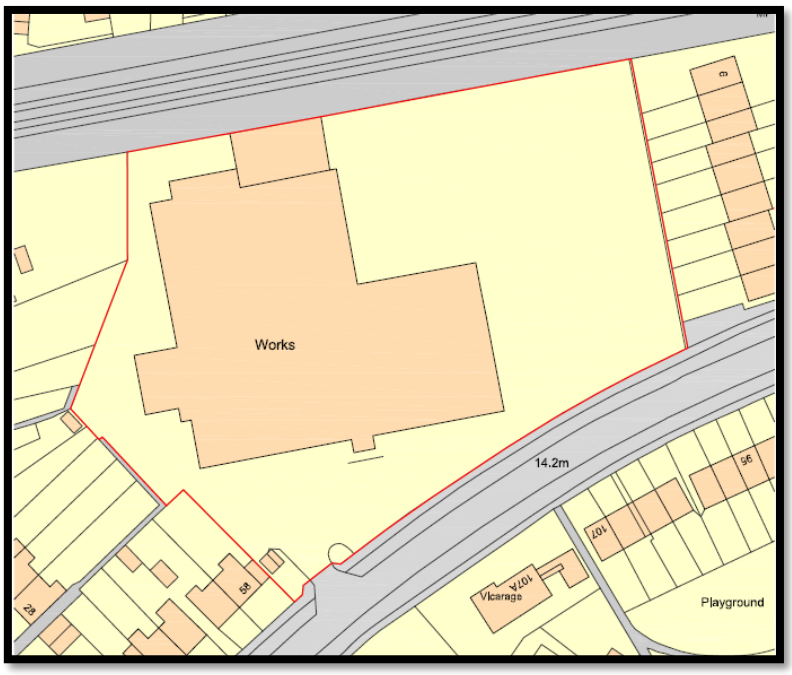

Above: extract from location plan



Above: Aerial photo showing the site in context.

Existing lawful use

A lawful development certificate for the use of the site as a mix of B1 and B8 Uses was granted by Adur District Council on the 15th September 2015 under reference AWDM/0981/15. A further applciatin for 16m2 of ground floor space was approved in March 2016.

This confirmed the lawful use of the building to be a mixture of B1, B8 and ancillary uses

as follows;

Ground floor
(B1) Assembly and distribution 1114 m2
(B8/B1) Storage and offices 625m2
(Ancillary) Workshop and showroom 625m2
(Ancillary) Ancillary general 250m2
MOT test bay

First floor
(B8) Parts/storage 1250m2
(B1) Design and testing 700m2
(B1)Offices 875m2

TOTAL FLOOR AREA 5439m2

This lawful mix of B1 and B8 uses has been implemented by Sinnis UK and is therefore the current lawful use of the building.

Planning Considerations

As set out above, this application seeks permission to change the lawful use of part of the first floor within the building to use as a boxing gym.

The change of use applies to a large single room of 410sqm in the front (south) part of the first floor. The room is accessed from the communal central staircase and users of the Gym would use the existing toilets within the rest of the building.

No external works to the building are required or proposed as part of the proposed change use. Some internal alterations to separate the space from the rest of the first floor area have been carried out.

Existing and Proposed floor layouts are shown on submitted drawings.

The applicant has no objection to appropriately worded conditions to limit the time for which permission is given to three years.

Planning assessment

The existing lawful use of the building is a sui generis mix of B1, B2 and B8 uses with ancillary space for a workshop and showroom, staff toilets, rest rooms and other welfare areas.

The proposed use as a D2 Boxing Gym is compatible with these uses in terms of noise and disturbance from the other activities in the building.

The use of around 400 m2 of the building for a Boxing Gym will not have a significant impact in the context of the whole building which has a floorspace of 5439 sqm.

The temporary use of this part of the building for three years will make good use of what would otherwise be underused space in the building. If after 3 years, the main business of Sinnis Motorcycles needs to recover this space for their operational needs, the terms of the planning permission sought would allow this without further planning permission being required.

In terms of highways impact, the proposed use would not give rise to significant vehicle movements and most of the gym users will come by car, public transport, cycle, or on foot.

There is ample space within the existing car park to accommodate staff and users of the gym and deliveries are insignificant for the proposed use.

It is Lewis & Co Planning's considered opinion that the proposed change use of part of building from mixed B1/B2/B8 to D2 Boxing Gym for a temporary period of three years as shown on the submitted plans would be in accordance with the Council's adopted policies and those of the NPPF.

If you require any further information please contact Luke Carter on the number above.

Yours faithfully

Luke Carter
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