Expires 22/8/08.

Development Control – Delegated Officer Report

Application Number: ADC/0338/08 **Recommendation – Permit Application**

Site: **Adur Furniture Network Laylands Road Southwick Brighton**

Proposal: **Change of use of former launderette/storage unit to a community meeting space in Fishersgate (Reg 3 application)**

The Application

The application site is the old launderette unit located on the west side of Laylands Road, Southwick. The unit was constructed in combination with the surrounding blocks of flats and has since received planning permissions to be converted into a hair dressing salon and a graphics studio/print shop. The unit currently lies vacant following its last use for furniture storage.
Permission is sought from the Council to convert the building into a community meeting space employing 2 FTE to give advice and support to the local community. No external alterations are proposed.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No objection.
WSCC Transport Planning	No objection.

Third Parties

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1, NE11
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, ACS5

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy NE11 allows for new or improved community facilities and services where they meet the identified needs of local communities. This is reflected in local plan policy ACS5.

Visual Amenity
There will be no external alterations to the appearance of the unit. The re-instatement of the unit will serve to enhance an area that is beginning to appear rundown with other closed shops opposite.

Residential Amenity
The community centre will be open to the public from 8am to 10pm Monday to Friday and at weekends to 8pm at the latest. Given the small volumes of people that tend to use such facilities it is not considered likely that there will be any significant detrimental impact on the amenity of the adjoining flats however an hours of opening condition is attached as security to this.

Access and Parking
The site is central to a large number of flats and opposite a small parade of shops with an abundance of on-street parking. This will cause no highway safety concerns.

The provision of such a facility has been highlighted by the Council's community wellbeing department as necessary to serve the issues of the local community. This proposal therefore conforms with local plan policy ACS5.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. 'The centre shall not be open to the public except between the hours of 8am to 10pm Monday to Friday and 8am to 10pm on Saturdays, Sundays and Public Holidays. Reason: In the interests of residential amenity and to comply with policy DEV1 of the West Sussex Structure Plan.'

Case Officer:.....

Date:31/7/08.

PB 5/8/08