

Development Management  
Adur District Council  
Civic Centre  
Ham Road  
Shoreham-by-Sea  
West Sussex

28<sup>th</sup> July 2026

**Re: Planning Application for Change of Use of Part of Ground Floor, Ocean View Business Park, Gardner Road, Fishersgate, West Sussex**

Dear Sir/Madam,

Please find enclosed a planning application seeking permission for the change of use of part of the ground floor of Ocean View Business Park, Gardner Road, Fishersgate, West Sussex, from the currently authorised mixed-use arrangement to a self-contained gymnasium (Use Class E).

The proposal relates specifically to the north-west corner of the main building together with the rear extension, comprising approximately 1255sqm of floorspace. The remainder of the building will continue to operate in accordance with its existing authorised commercial uses.

Ocean View Business Park is an established commercial premises with a total gross floor area of approximately 5,639 sqm. In addition to the main building there is a steel framed extension to the north west corner of the building which provides an additional 200sqm of floorspace.

The proposed gym will occupy only a limited part of the existing ground floor accommodation and will be operated independently from the remaining activities within the building.

No significant external alterations are proposed, and the development will utilise the existing access, parking and servicing arrangements with 50 off-road parking spaces being provided for exclusive use of the gym.

The Planning Statement below demonstrates that the proposal represents an appropriate reuse of existing floorspace that will support local health and wellbeing objectives whilst maintaining the site's established commercial function.

We respectfully request that planning permission be granted.

Yours faithfully,

Lewis & Co Planning

## PLANNING STATEMENT

**Proposal:** Change of Use of Part of Ground Floor to a Self-Contained Gymnasium (Use Class E)

**Site:** Sinnis House, Gardner Road, Fishersgate, West Sussex

### 1. Introduction

- 1.1 This Planning Statement has been prepared in support of an application for the change of use of part of the ground floor of Sinnis House, Gardner Road, Fishersgate, West Sussex, to a self-contained gymnasium falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The proposal concerns the north-west corner of the principal building together with an associated rear extension, amounting to approximately 1255sqm of floorspace.

## 2. Site and Surroundings

Sinnis House is an established commercial building located on Gardner Road within the Fishersgate area of West Sussex.

The surrounding area is characterised by predominantly residential uses to the south, east and west, and the mainline railway immediately to the north, with residential streets beyond.

The building accommodates a range of employment and commercial activities and benefits from established vehicular access, parking provision and servicing arrangements.

The existing authorised use of the building from permission **AWDM/1673/15** is understood to comprise:

### Ground Floor

- Assembly and Distribution (B1): 1,114 sq.m
- Storage and Offices (B8/B1): 625 sq.m
- Workshop and Showroom (Ancillary): 625 sq.m
- Ancillary Areas including MOT test Bay: 250 sq.m

### First Floor

- Parts Storage (B8): 1,250 sq.m
- Design and Testing (B1): 700 sq.m
- Offices (B1): 875 sq.m

### Rear Steel Framed Extension Building

- Storage (B8) 200 sq m

**Total Floorspace: 5,639 sq.m**

### Relevant Planning History:

AWDM/0981/15 - Application for a Lawful Development Certificate for proposed use of Nynex House for a mix of B1 (business) and B8 (storage) uses with ancillary showroom – approved

AWDM/1673/15 - Part change of use from mixed Use Classes B1 (business) and B8 (storage or distribution) to mixed Use Classes B1 and B8 in addition to part internal change of use to MOT testing of applicants' own motorcycles (formerly Nynex House) - approved

AWDM/0101/16 - Change of use of part of site to Sui Generis vehicle rental, provision of palisade fencing, profiled steel sheet vehicle wash and vacuum canopy and 2 portacabins for office and driver rest area – approved

AWDM/0773/16 - Variation of Condition 2 of AWDM/1673/15 to allow for general MOT testing limited to a maximum of 10 motorcycles and scooters per day – approved  
AWDM/1705/16 - Erection of detached outbuilding to east of main building to be used as paint spray booth – approved

AWDM/0392/19 - Retrospective change of use of part of the first floor to boxing gym (Use Class D2) for a temporary period of 3 years – approved

AWDM/1450/20 - Retrospective application for the retention of steel framed extension to north.

AWDM/1606/18 - Erection of 7no. industrial units for Use Classes B1 (business) and B8 (storage or distribution) on east side of site with associated parking and refuse storage – approved – not implemented – expired.

### 3. The Proposal

Planning permission is sought retrospectively for the change of use of approximately 1255sqm of floorspace located within the north-west section of

the ground floor and the rear extension to form a self-contained gymnasium (Use Class E).

The proposed gym will operate independently from the remainder of the building but will continue to utilise the site's existing infrastructure including:

- Existing vehicular access;
- Existing parking provision (50 Spaces)
- Existing servicing arrangements;
- Existing pedestrian access routes.
- Existing west side entrance to the ground floor.

No material changes are proposed to the external appearance of the building and only limited internal alterations will be required to facilitate occupation by the gym operator. Internal alterations include the creation of a small Mezzanine level with the gym. The creation of the constitutes an internal alteration and does not materially alter the external appearance or scale of the building.

Opening hours proposed are:

|                |               |
|----------------|---------------|
| Monday- Friday | - 05.00-22.00 |
| Saturday       | - 06.00-20.00 |
| Sunday         | - 07.00-20.00 |

#### 4. Planning Policy Considerations

##### National Planning Policy Framework

The National Planning Policy Framework (NPPF) promotes sustainable economic growth and supports the effective use of existing buildings and previously developed land.

The proposal accords with the objectives of the NPPF by:

- Supporting the continued productive use of an existing commercial building;
- Diversifying the range of services and facilities available locally;

- Promoting health and wellbeing through the provision of fitness facilities;
- Making effective use of existing infrastructure and developed land;
- Maintaining employment-generating uses within an established commercial location.

Adur Local Plan 2017:

Main policies: 4, 8, 15, 25.

The site is not identified for any particular use in the Local Plan. However, it is an existing employment site and Policy 25 of the Adur Local Plan seeks to protect and enhance existing employment sites and premises.

Policy 4 supports economic growth within the district. It states that: *“outside of designated employment areas, where new development for, or extensions to B1, B2 and B8 uses is proposed, such applications will only be permitted where it is demonstrated that they will not have an unacceptable impact on adjacent residential properties and they comply with other policies in this Plan.”*

Policy 8 (Shoreham Harbour Regeneration Area) includes allocations for community uses and small-scale leisure uses as part of a sustainable waterfront development.

## 5. Principle of Development

The principle of introducing a gymnasium use within part of the building is considered acceptable.

The proposal involves a relatively modest proportion of the overall floorspace and will not undermine the building’s established commercial and employment function. A substantial majority of the accommodation will remain in employment-related and commercial use.

The gym will provide a service that complements surrounding employment uses by offering health and fitness facilities for residents and employees within the wider area.

The proposal therefore represents an appropriate diversification of the building's activities whilst ensuring the premises remain actively occupied and economically viable.

### 6. Impact on Employment Uses

The proposal affects only a limited area of the ground floor and does not involve the loss of the building as an employment-generating site.

The remaining accommodation will continue to provide significant office, storage, workshop, assembly and distribution floorspace. Consequently, the proposal is not considered to result in any substantial erosion of employment capacity.

In addition, the gymnasium itself creates employment opportunities through management, operational and fitness staff roles, and currently employs 5 full-time staff and 16 part-time staff.

### 7. Access, Parking and Highways

The site benefits from established access arrangements and existing parking provision. The proposed use will utilise these existing facilities and no changes to the site's vehicular access are proposed.

50 Parking spaces to the west and south of the building are allocated for use by the Gym and its clients.

The gym currently operates from the premises and has demonstrated through its existing operation that parking demand can be accommodated within the allocated parking provision.

The gym does not need regular deliveries by large lorries. Other than if new equipment is being delivered, most trips to and from the gym are made by private car, small vans, motorcycles, cycles and on foot.

Given the scale of the proposal and the existing commercial nature of the site, it is not anticipated that the development will give rise to any significant highway safety concerns or unacceptable impacts upon the local road network.

## 8. Residential Amenity

The gymnasium will be located within an existing commercial building, and no significant external alterations are proposed.

The proposed use occupies an existing commercial building and there is no evidence that its operation has resulted in unacceptable impacts upon neighbouring occupiers. In any event, noise emissions arising from the day-to-day operation of the premises are subject to separate controls under the Environmental Protection Act 1990. The Council's Environmental Health team has powers to investigate complaints and take enforcement action where a statutory nuisance is identified. It is therefore considered that any concerns regarding operational noise can be effectively regulated through the appropriate legislative framework and would not provide justification for resisting the proposed development.

Furthermore, the application relates to the change of use of part of an existing building rather than the introduction of external plant, outdoor exercise areas or other activities that would be expected to generate significant levels of noise. Any occasional disturbance associated with individuals arriving at or departing from the premises would be comparable to activity normally associated with other lawful commercial uses of the site. Consequently, no unacceptable impact on residential amenity is anticipated.

When compared to the existing authorised use of the building for a mix of general industrial and light industrial uses, with no condition controlling hours

or days of operation, the gym use is not expected to generate unacceptable levels of noise, disturbance or activity beyond those that could reasonably be associated with the site's existing consented commercial operations.

No plant or equipment is proposed to be installed on the outside of the building and management procedures are in place in the gym to ensure that any amplified music associated with the gym can be appropriately managed through the building's existing construction and operational controls where required.

Accordingly, no significant adverse impacts upon neighbouring occupiers are anticipated.

### 9. Design and Appearance

The proposal relates primarily to a change of use and internal reconfiguration. There will be no material alteration to the scale, massing or appearance of the existing building and the proposal will therefore preserve the established character of the site and surrounding area.

### 10. Health and Wellbeing Benefits

The proposed development will deliver a dedicated fitness facility within an accessible and sustainable location.

The gymnasium will increase opportunities for physical activity and healthy lifestyles for both residents and employees working in the surrounding business area. The proposal therefore supports wider public health objectives and contributes positively to community wellbeing.

### 11. Conclusion

This application seeks planning permission for the change of use of approximately **1255sqm** of floorspace located within the north-west corner of the ground floor of Sinnis House and its rear extension to a self-contained gymnasium falling within **Use Class E**.

The proposal:

- Reuses existing commercial floorspace within an established building;
- Retains most of the building in employment and commercial use;
- Supports local health and wellbeing objectives;
- Generates additional employment opportunities;
- Utilises existing access, parking and servicing infrastructure;
- Does not materially affect the character of the area;
- Does not give rise to unacceptable amenity or highway impacts.

The development represents an appropriate and sustainable form of development, and it is respectfully submitted that planning permission should be granted.

LEWIS & CO PLANNING

JULY 2026