Development Management – Delegated Officer Report

Application Number: AWDM/1482/23 Recommendation – Approve

Site: 6 Town Quay, Shoreham-by-sea

Proposal: Conversion of two adjacent residential garage units into additional space for the existing Town Quay Studios, changing the garages' use to Class E.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1 November 2023

Site and Surroundings

This site relates to the south east corner of this building and three garages immediately to its north which are within Shoreham Town Centre and Conservation Area. The southern most part is lawfully B1 office floorspace converted in the late 90's from a store. The integral garages are part of the build of Town Quay apartments, above, in the 1980's. Immediately to the north is the listed former Shoreham Town Hall. To the east and narrowly separated from the site is Tosca's restaurant extension.

The site 'fronts' the riverside walkway where tidal wall works have been undertaken to improve flood risk. However, it lies within Flood Zone 3.

The garages are accessible through an archway on the west side of Town Quay apartments into a private communal parking/turning area.

Proposal

Planning permission is sought to convert two of the garages into office floorspace to be used in connection with the business unit at the front. The existing garage doors are to be removed and replaced with top opener windows along with in-fill of rendered walls matching those existing.

The existing office is approximately 20m² and the proposal will create an additional 26m². Access will continue to be from the entrance on the south side of the building.

Relevant Planning History

AWDM/0744/21 - Change of use from small lock up office and two garages to 1 bedroom ground floor apartment - refused

NOTICE/0022/20 – Application for Prior Approval of Proposed Change of Use of an office (Use Class B1a) and two garages to form 1no. residential unit (Use Class C3) at ground floor level. Refused

SU/175/97 - Conversion Of South-East Part Of Ground floor To Office. Granted 8.12.97

SU/34/84 – Outline application for 4 one bed flats on two floors with 6 garages under and a two bed penthouse flat over including details of siting and means of access. Granted.

Consultations

West Sussex County Council: The **Highways Authority** has no objection. No vehicular access is associated with this site. The proposed conversion to Use Class E will provide an approximate 26sqm of additional floor space to the existing office, which is not anticipated to give rise to a significant material intensification of movements to or from the site.
Two existing garages will be lost as part of the proposed development. It should be noted that the existing garages do not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, under current guidance the LHA would not consider the existing garages for parking provision, as they may not be of suitable size to accommodate modern sized cars. It is not unreasonable for the LHA to assume the garages may be being used for other purposes, such as storage.
Nevertheless, any displaced vehicles would have to be accommodated on-street. There are comprehensive parking restrictions in place on the nearby roads that prohibit parking in places that would be detrimental to highway safety. The LHA does not anticipate that the displacement of up to two cars would give rise to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view

Drainage Consultant: No objection on surface water drainage grounds. Due to the proposed plans having the same vulnerability of the existing, we would recommend the approval of the application

Adur District Conservation Advisory Group: Approve

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The principle of development can be supported as it relates to the conversion of garages to commercial floorspace within the town centre.

Visual amenity

The proposed change to the appearance of the garages will have little impact on the character of the area and the Conservation Area will be preserved.

Residential amenity

The expansion of the office floorspace may have some impact in terms of an increase in the number of people employed at the site and associated increased activity. However, the unit will remain small (below 50m2) and by the nature of its use (Class E office) it is unlikely to generate harmful noise.

Accessibility and parking

The loss of two garages may impact on parking to a small extent but it should be noted that the existing garages are below standard in terms of size and may not be currently used for parking of vehicles. The town centre location means that the office is accessible by public transport and other non car means and any displaced parking can be accommodated on street or in public car parks without causing a loss of amenity.

Flood risk

The site is in a high risk flood area but the proposed use has the same level of vulnerability as the existing use and, being for commercial use rather than residential, there are no flood risk concerns.

Approve

Subject to conditions:-

1. Approved Plans
2. Time limit
3. Hours of working 8-6 Mon-Fri, 8-1 Saturdays
4. Materials to match existing
5. Class E office use only

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: Peter Barnett Date: 6 December 2023

Authorised and signed by: Gary Peck Date: 6 December 2023