Expiry Date - 08-03-2016

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1800/15

Site: **13 South Street Lancing West Sussex**

Proposal: **Change of use from B1 (offices) to mixed use D1 and B1 (foster care agency) with communal car park shared with No. 15 South Street to be used 9am-6pm Mon-Fri, and 10am-4pm Sat (variation of condition 3 of ADC/0365/08), together with bin and bike store.**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is a change of use from offices (B1) to mixed use office and foster care agency (mixed use D1 and B1). The building will be used by Time Out Fostering to facilitate supervised contact between children and non-resident parents. The communal car park is to be used 9am-6pm Mon-Fri, and 10am – 4pm Sat.

The application property is a detached two-storey building physically linked to the adjoining building by way of a single storey extension. The application property is vacant. The physically linked building is occupied by a hairdresser at ground floor, with a self-contained residential flat over.

The Foster Agency already occupies the detached two-storey building to the south (No. 15 South Street). There is a surface car park around these two buildings. A two-storey residential terrace exists at the rear.

The surrounding area is commerical to the south of Lancing railway station. It is situated in a protected retail area.

Relevant Planning History
None

Consultations
Southern Water: *Add informative*

West Sussex County Council Highways: *No objection is raised subject to any conditions attached. The building will be used by Time Out Fostering to facilitate supervised contact between children and non-resident parents. There would be the equivalent of 6 full time staff working at the centre, with families visiting the site, mainly on-foot. It is considered, based on the families they currently work with, that these trips to the site will be made by public transport, and then on foot. The site has 5 existing car*

parking spaces, and 1 mini-bus space and the proposal to change the use of this building will see a reduction in 2 car parking spaces. WSCC car parking standards have been consulted and there are no set standards for this use class, however if another non-residential use class such as an educational establishment is considered, these set a standard of 1 space for every 2 staff members. This would accord with the 3 spaces proposed by the applicant, and given their knowledge of the expected trips to the site, would be satisfactory. Access into the car park is from South Street and visibility is good and clear. Should there be an increased demand for parking there are pay and display car parks within walking distance, and there are enforceable parking restrictions outside the building to discourage any unsafe parking behaviours. WSCC raise no objection.

Worthing and Adur Councils Environmental Health: *no adverse environmental health comments*

Representations
None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AS1, ACS5, AE5, AE6

Planning Assessment

Principle

The existing use is partly B1 and offering community service element - so there is no loss of existing shopping provision and a presumption in favour of the new use in development plan policies.

The proposed use would not be in conflict with the adjoining commerical (and possible upper storey residential) use. Its presence would support other businesses in the parade.

Residential amenity

The neighbours principally impacted upon by this development are those at the rear and the occupier of the flat to the north.

This terrace of dwellings has rear bedroom windows that overlook the car park, and the rear windows of the flat to the north are close to the car park.

However these neighbours experience a fair degree of noise and disturbance from the existing car park. Against this existing backdrop the additional comings and goings arising from this new use would not result in unacceptable impacts, including loss of privacy or overlooking. The suggested opening hours are not antisocial during the working week and within tolerance at weekends

Parking and Accessibility

The Highway Authority has raised no objection on highway grounds. There would be the equivalent of 6 full time staff working at the centre, with families visiting the site, mainly on-foot. Based on the families they currently work with, these trips to the site will be made by public transport, and then on foot. The site has 5 existing car parking spaces, and 1 mini-bus space and the proposal to change the use of this building will see a reduction in 2 car parking spaces.

WSCC car parking standards used for non-residential use class such as an educational establishment would accord with the 3 spaces proposed by the applicant.

Access into the car park is from South Street and visibility is good and clear.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. The use hereby permitted shall not be carried on until provision for access and parking of vehicles and cycles has been made in accordance with the approved plans and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the premises concerned.

   Reason: In the interests of highway safety highway and to comply with paragraph 32 of the National Planning Policy Framework

4. The use hereby permitted shall not be carried on until provision for bin storage has been made in accordance with the approved plans and such provision shall thereafter be used only for bin storage incidental to the use of the premises concerned.

   Reason*:* In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan

5. No business whatsoever (including arrival, reception or dispatch of deliveries) shall take place on the premises and communal car park (denoted on the approved plans as the land edged in red) except between the hours of:-

   09.00am and 6pm of the same day each day, Mondays to Fridays
   10.00am and 4pm of the same day, Saturdays
   10.00am and 2pm of the same day, Sunday and Bank Holidays

   All activity associated with the use shall cease at the premises within half an hour of these closing times.

   Reason*:* In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only for Foster Care Agency purposes within Use Classes B1 and D1 as defined in The Town and Country Planning (General Permitted Development) (England) Order 2015 or in any equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification.

   Reason*:* In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.

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? N

Case Officer signed: Matthew Porter Date: 03-03-2016

Authorised and signed by: Peter Barnett Date: 4 March 2016