Expires 23/9

Development Control – Delegated Officer Report

Application Number: ADC/0365/08 **Recommendation - Application Permitted**

Site: **15 South Street Lancing West Sussex BN15 8AE**

Proposal: **Change of use from Class A2 office to Class D1 (Education and training)**

The Application

The application property comprises a vacant two storey detached office building on the east side of South Street. There is a parking area at the rear of the building which is shared with the adjacent commercial property to the north.

Permission is sought to use the building as a small area for quiet 1:1 tuition for up to 5 children, in connection with teaching carried out above the Penhill Youth Centre in South Street. The applicants are Springboard Education who run specialist schools which cater for pupils with emotional, behavioural, social and communication difficulties, who have found it difficult to settle in mainstream schools.

No external alterations are proposed.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Transport Planning Officer raises no objection

Adur District Council – The Environmental Health Officer has no adverse comments to make

Lancing Parish Council – no comments or objections

Third Parties

No third party representations have been received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, NE11, DEV1, DEV4-5
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AS1, AE5-6, ACS1
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS6 'Planning for Town Centres' (ODPM 2005)

Planning Assessment

Policies

The site has been used as offices and is subject to policies AS1, AE5 and AE6 of the Local Plan which allow for the improvement or extension of existing shops (Class A1) and offices (within A2 or B1), and changes of use to, or redevelopment for, shops and offices within Lancing town centre. These policies are subject to (amongst other things) there being no loss of residential accommodation on upper floors, extensions and alterations being appropriate to the locality, no loss of amenity to nearby residents and on-site parking arrangements and access being acceptable. Policy AS1 seeks to resist the loss of existing shopping provision where it would detract from the character and vitality of the area, but there is no similar requirement to retain other existing commercial uses.

Policy ACS1 of the Local Plan states that the Council will support or permit new educational facilities on sites within the built-up area subject to compliance with other policies in the Plan. Structure Plan policy NE11 states that community facilities should be permitted where they meet the identified needs of local communities.

PPS6 sets out the Government's objectives for town centres which includes enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups.

Residential amenity

The building is detached and separated from the nearest dwellings to the rear by almost 15m. Only 5 children will be using the facility for quiet tuition. There is no external amenity space and pupils will visit the youth centre during break times. The use will occur between 09.00am and 03.00pm Mondays to Fridays only. It is not considered that the proposed use will result in any increased noise or disturbance for neighbouring occupiers.

Access and Parking

There are 3 existing spaces available for use which is considered to be sufficient. The site is in a town centre location, close to the railway station and the main Springboard education centre. Demand for car use is not expected to be high. The County Transport Planning Officer has requested cycle parking provision on site and this can be controlled by condition.

Recommendation

APPROVE for reason that :-

The proposed development is within the built-up area and would help meet the need for additional education provision without detracting from the local environment or the vitality of the town centre. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS1, AE5-6, ACS1) and the West Sussex Structure Plan 2001-16 (LOC1, NE11, DEV1, DEV4-5)

Subject to

1. C1Ci
2. C16Ai use as an education centre for up to 5 children and for no other purpose within Class D1
   Reason – AH7 and DEV1
3. No use of the premises shall take place outside the hours of 08.30 – 17.30 on Mondays to Fridays only.
   Reason – In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan
4. The use hereby permitted shall not be carried on until secure covered cycle parking spaces have been provided in accordance with details to be submitted to and approved in writing by the local planning authority
   Reason – To ensure adequate and secure provision for cycle parking and to comply with policy DEV4-5 of the West Sussex Structure Plan

Case Officer..P.Barnett..... Date..28./8./08