Expiry Date - 17/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1163/23 **Recommendation – APPROVE**

Site: **107 Broadwater Street East Worthing West Sussex BN14 9AW**

Proposal: **Change of use from takeaway (Use Class Sui generis) to launderette (Use Class Sui generis)**

Date of site visit: 27/09/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Broadwater Street East in a mixed use area of Worthing comprising commercial and residential use. The premises is located within a small parade of shops identified as a Small Scale Local Centre within the Worthing Local Plan 2023. The property consists of a three storey building with shopfronts at ground floor and brick elevations above beneath a pitched roof. The application unit is located in a mid-terrace position at ground floor currently vacant but last occupied by Peri-Peri as a takeaway, a *Sui generis* use. There are residential flats above at first and second floor level.

The parade of shops is excluded from the Broadwater Conservation Area which lies opposite (south) and to the east of the site. The building is not listed and there are no protected trees on site.

Proposal

Planning permission is sought for a change of use from Hot Food Takeaway (Sui generis) to a Launderette (Sui generis).

The proposal would incorporate the installation of 9-coin operated washing machines and 3 tumble dryers at ground floor. Other than internal shop fittings there would be no change to the layout of the unit. No external changes are proposed by this application.

Proposed opening hours are Monday to Sunday from 07.00am to 09.00pm.

There would be 1 full time member of staff.

There is no car parking associated with this unit but a there are on-street car parking bays with no parking restrictions to front of the premises.

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Relevant Planning History:

00/01132/FULL - Installation of external extraction system to rear of building in connection with approved use as a hot food take away - Approved

99/00927/FULL - Change of use from a retail shop (class A1) to a hot food take-a-way (class A3) – Approved

Consultations:

WSCC Highways – This application is for the change from takeaway (Sui Generis) to launderette (Sui Generis). The site is located on Broadwater Street East, a C-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site. The LHA does not anticipate that the proposed change of use to launderette would give rise to a material intensification of movements to or from the site, over that of the existing use.

No vehicular parking is associated with this site. Therefore, vehicular parking would have to be accommodated on-street, as per the existing arrangement. There are comprehensive parking restrictions in place on the nearby roads prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would lead to a detrimental highway safety concern or parking capacity issue.

The site is situated in a sustainable location, within walking/cycle distance of local public transport links.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Environmental Health - There are no EH objections in principle.

The opening hours requested are reasonable and I would recommend these be conditioned.

Washing machines usually operate at around 70dB(A), but there will be multiple machines that in worst case scenario will be operating all at once, so there will be the accumulative noise affect, so you could be adding another 10dB(A) to the overall sound produced based on machine numbers.

For this reason, I would recommend the following condition be added to any permission granted.

The use hereby permitted shall not commence unless and until a sound insulation scheme for protecting the residential property above the development from noise has been submitted to and approved by the Local

Planning Authority. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Following implementation of the insulation scheme, a test shall be undertaken to demonstrate that the attenuation measures carried out has achieved the minimum airborne sound insulation criteria. The use of the development shall not commence until test results, demonstrating the minimum sound insulation criteria has been achieved, has been submitted to and approved by the Local Planning Authority.

Private Sector Housing – No comment

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

The key issues for consideration are, the principle of development with regard to the change of use, the benefits or impacts that the alternative use would have on the vitality of the town centre and surrounding area, highways impacts and the impact on visual and residential amenity in the locality.

The Principle of the Development

The revised NPPF requires the delivery of sustainable development, the promotion of a strong and competitive economy and ensuring the vitality of town centres. The presumption in favour of sustainable development is fundamental to the NPPF as the basis for all decision-making.

Policy DM13 – Retail and Town Centre Uses seeks to identify, protect and enhance the hierarchy of vital and viable town, district and local centres.

'Changes of use and redevelopments within town, district and local centres will be carefully controlled to ensure that they support, rather than detract from, the successful functioning of the centres and their ability to meet local needs, according to their function in the hierarchy.'

The policy seeks to *'encourage convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to meet day to day needs of residents, and contribute to social inclusion.'*

In relation to Small Scale Local Centres such as this, the policy states: *'When considering relevant proposals within these centres regard will be had to the following: in Small Scale Local Centres seek to retain primarily retail use and resist the introduction of other uses where they will cause demonstrable harm*

to the centre's ability to meet day to day shopping needs of the local community.'

The supporting text at paragraph 5.192 states: *'The approach for Small Scale Local Centres is one that seeks to retain a level of retail to meet day to day shopping needs of the local community in which the centre is located. Whilst other uses may be acceptable the key assessment will be whether the proposed use would cause harm to the function of the centre's ability to meet day to day shopping needs.'*

The unit is currently vacant and does not contribute to the vitality of the centre whilst unoccupied. The adjacent commercial premises in the same parade are a supermarket, a hot food takeaway and a vacant shop. Opposite the parade is another row of shops providing a hot food takeaway, hairdressers, butchers, betting shop and a vacant unit.

The loss of the hot food takeaway in the parade has already occurred and the proposed change of use to a launderette would reinvigorate a currently vacant premises making a positive contribution to the vitality, viability and diversity of the centre. Whilst a launderette is not a retail use it would provide a relevant and required service to meet the day to day needs of local residents without impacting adversely on daytime footfall.

There are no changes proposed by this application to the shopfront however it is assumed that a separate application will be submitted for Advertisement Consent to change the signage following approval of this application. The shopfront would be no more and no less active than that which currently exists and would retain the large windows and glazed doors to the frontage.

There would be no change to the scale of the unit and the use is considered appropriate to the size and function of the centre and would not result in an over concentration of similar uses.

Use as a launderette is not considered to undermine the vitality of the local centre or to cause demonstrable harm to the centres ability to meet day to day shopping needs and would support other uses provided within the locality.

The principle of change of use is therefore supported.

Visual Amenity

The application is for a change of use of the ground floor unit and no external alterations are proposed. Any changes to the signage as may be required following the change of use would be considered as part of an application for Advertisement Consent and are not included in the current proposal. The reinstatement of a use within a currently vacant unit would enhance the wider street scene.

There would be no adverse impact on the visual amenities of the locality as a result of this application for change of use.

Residential Amenity

The most affected neighbours are those directly above the unit in the flat at No.107A and the residential flats above to the rest of the parade.

Opening hours for the previous use as a takeaway were between 12-11.30pm and later on Friday and Saturday night. The nature of a takeaway use attracts more late night customers than would be typically associated with a launderette use. The proposed opening hours for the launderette are between 7am and 9pm. Whilst the closing time would be considerably earlier, so would the opening time in comparison with the previous use. It is not however considered that there would be any significant increase in disturbance to neighbours as a result of comings and goings to the premises in relation with use as a launderette.

The cumulative noise of washing machines and driers when operating at the same time has the potential to increase noise levels and therefore environmental health have requested that a condition be applied to any consent to ensure that a satisfactory sound insulation scheme is implemented prior to use as a launderette. This would mitigate any associated increase in noise and protect the amenities of residents above.

The proposed change of use is not considered to have any significant detrimental impact on the residential amenities of adjacent occupiers.

Parking

The current (vacant) takeaway use would not give rise to a material intensification of movements to or from the site, over that of the existing use. The nil parking provision for the site would remain unchanged and therefore WSCC do not consider that this use would lead to a detrimental highway safety concern or parking capacity issue. There is limited, restricted on-street parking available in surrounding roads and free parking directly in front of the site.

The site is situated in a sustainable location, within walking/cycle distance of local public transport links.

There are no highways grounds to resist the application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Opening hours
4. Sound insulation scheme

Informative

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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 letter(s) of representation? N

Case Officer:	Amanda Haslett	Date:	17/10/23
Authorised by:	Jo Morin	Date:	17.10.2023