Development Management - Delegated Officer Report

Application Number: AWDM/1041/21 Recommendation – Approve

Site: First Floor 16 - 18 East Street, Shoreham-By-Sea

Proposal: Change of Use from existing offices to Fine Art Gallery and Tattoo Studio (SUI GENERIS) (Retrospective)

Date of site visit: 23 June 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the first floor of a property in East Street. It lies within the Shoreham Conservation Area and the Primary Shopping Area.

Retrospective permission is sought to retain a fine art gallery and tattoo studio that has been created at first floor since May 2021, changing the use from previous office use. The Tap House pub/restaurant is on the ground floor. No external alterations are proposed.

Relevant Planning History

None relevant

Consultations

Adur and Worthing Councils: Environmental Health (Public Health) - no comments received

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 7, 15, 17, 27
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The site is within the Block 4 primary frontage. Policy 7 of the Adur Local Plan states that:
"Within the primary frontage of block 4, the following uses will be acceptable at ground floor level, subject to compliance with other relevant policies: A1

(shops) and A3 (food and drink). Appropriate D1 (non-residential institutions) uses where there is a long term vacancy (normally a minimum of 1 year) and reasonable attempts have been made to sell or let the premises for A1 or A3 use. Any other uses will be resisted."

It does not refer to first floor uses.

The use of the first floor as an art gallery and tattoo studio is considered to be an appropriate use in principle. While office space has been lost the marketing agent has confirmed that it was vacated at the end of December 2020 with marketing commencing in January. While a relatively short period of marketing it appears that no office users showed interest. The re-use of the 1st floor as an art gallery and tattoo studio ensures activity and use of the premises, which will complement the existing town centre uses in the area.

Residential amenity

The opening hours are stated on the application form as being 9am-5.30pm every day.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Opening hours 9am-5.30pm every day

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer:	Peter Barnett	Date: 23 July 2021
Authorised by:	Gary Peck	Date: 23 July 2021