expires 17-09

Development Control – Delegated Officer Report

Application Number: ADC/0377/07 **Recommendation - Permit**

Site: **17A South Street Lancing West Sussex BN15 8AE**

Proposal: **Change of use from shop (Class A1 of the Use Classes Order) to Estate Agency (Class A2)**

The Application

The proposal is for a change of use of a small (10 sq m) free-standing unit from use class A1 shop to A2 estate agents. The premises were used as locksmiths but are currently vacant. No details have been submitted as to how long the site has been empty or to marketing used to fill the retail unit.

The property is attached to The Farmers Public House to the east/south and the rear garden of the Public House to the north. The nearest other retail use on the east side of South Street is 40m to the north. On the west side of the street is a more traditional parade of shops, which include a supermarket, café, pet store and a funeral directors. There are two other estate agents on the west side of South Street to the north of the application premises.

Consultations and Representations

WSCC- Highways & Transport have made no comments

Lancing Parish Council have no objection to the proposals.

Third Parties

There has been no third party objection to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2004): LOC1, NE9, ERA1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7, AB14, AS1, AT12-13.
The Adur Development Plan 'Submission Core Strategy' (ADC 2007): STC1, STC3, STC4.
PPS1 ' Delivering Sustainable Development' (ODPM 2005)
PPS6 ' Planning for Town Centres' (ODPM 2005)
PPG13 'Transport' (DTLR 2001)

Planning Assessment

The main concerns are the effects of the proposal on the vitality and viability of the shopping centre and access and parking considerations.

Structure Plan policy NE9 states that permission should be granted for development within existing town centres which reinforces and helps them to adapt their vital role in acting as focus for a wide range of activities including retailing, leisure, cultural, business and residential uses. The premises are within Lancing town centre where Local Plan policies AS1 and AB14 specifically apply.

AS1 states that permission will be granted for shopping and food and drink purposes falling within use classes A1 and A3 subject to compliance with criteria including no loss of amenity to nearby residents, and on-site parking and access arrangements being acceptable. It also states that "development which involves the loss of existing shopping provision (Use Classes A1 and A3) will not be permitted if the proposal is likely to detract from the character and vitality of the area".

Policy AB14 states that every opportunity will be taken to maintain and enhance the economic vitality of town centres and new shopping development will be encouraged but must be sympathetic to the location.

PPS6 'Planning for Town Centres' stresses the Government's objectives of promoting vital and viable town centres and states that development should be focussed in existing centres in order to strengthen, and where appropriate, regenerate them. Local Authorities should still take into account local issues and material considerations when assessing planning applications and these may include physical regeneration, employment, economic growth and social inclusion.

The premises itself is sited alone and does not have a huge effect on functionality of this part of South Street. Most of the main pedestrian traffic is concentrated on the west side of the street along the existing more dominant parade of shops, and in this respect the loss of the A1 use would not have an adverse effect on the vitality or viability of the street. The premises could be permitted to change back to A1 use without the requirement of planning permission should it be required at a later date.

Whilst there have been no comments from the WSCC Highways, given the highly sustainable location it is unlikely that the change of use would increase the demand for on-street parking to an extent that would have an adverse effect on highway safety.

APPROVE for the reason that:

The proposed change of use can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, the vitality or viability of

the shopping centre or highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP7, AS1, AT12-13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE9, CH1, ERA1, DEV1, DEV4-5)

1. C1Ci

Case Officer: [illegible]
Date: 29/8/07 CJ 4.9.07