Development Management - Delegated Officer Report

Application Number: AWDM/1185/25 Recommendation – Approve

Site: 84 South Street, Lancing

Proposal: Change of use from Class E to Sui Generis. Extension of existing bottle shop and tap room to include additional internal seating, new customer toilets as well as staff/storage space.

Date of site visit: 16 October 2025

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a former shop in the ownership of Gardner and Scardifield on the west side of South Street opposite the junction with Penhill Road. To the south is St Michael and All Angels church which is set back from the road and has a church hall to the rear of the site. To the north is a block of two storey flats.

Permission was granted under AWDM/1381/24 for the use of the site as a Tap House bar selling beers and wine for consumption on the premises with take away sales too. The opening hours are Midday to 9.30pm 7 days a week. An internal area at the rear of the building was retained for storage purposes by Gardener and Scardifield.

The bar shares a WC with the café next door which is in the area open to the rear of both shops. There are flats at first floor above the bar and café. There is a small forecourt area where benches have been provided for outdoor drinking.

The site is within a secondary frontage of block 4 within Lancing town centre. There is no off-street parking associated with the site and there are double yellow lines outside it and on the opposite side of the road. There are public parking bays on both sides of the road in close proximity.

It is not in a conservation area and is not a listed building. There are no TPO's on the site.

Permission is sought to extend the existing bottle shop and tap room to include additional internal seating in the rear area previously retained as storage. New customer toilets as well as staff/storage space are also proposed, and a new bar counter. The use of an outside area at the rear for drinking has been removed from the application.

The proposed opening hours are unchanged.

Relevant Planning History

L/187/00/TP - Single-Storey Rear Extension To Retail Shop. Granted

L/181/90 - Change Of Use To Tea Rooms & Sale Of Hot & Cold Snacks. Granted.

L/111/83 - Change Of Use From Cafe/Shop To Hot-Food Takeaway Restaurant. Refused.

AWDM/1381/24 - Change of use from Class E (retail) to Sui Generis Bottle Shop and Tap room - approved

Consultations

Highways: Changes proposed represent improvements to the operation of the business and are unlikely to have an impact on the public highway. The additional seating area proposed is to the rear of the building.
If the seating to the front of the building is located on the public highway, a table and chairs licence is required. However this area is part of the original application

Public Health: There are no objections to the extension to the rear, but I do have concerns regarding this external seating area at the back given the proximity to residential property. The front seating area is along a busy road, which is shown to have high traffic noise, however, the rear of the property is sheltered from the road and will be more tranquil so customer voices will be more intrusive at the nearby residential property and in the gardens, particularly during the summer months and during the quieter evenings. Therefore, I would be minded to exclude this external seating area from any permission as this will create a change in character of the immediate area and impact on existing residential amenity.

WSP: No objection.

Sussex Police: The applicant and their partners are strongly advised to consult directly with the licensing team at Sussex Police with regards to these proposed changes. The Sussex Police Licensing Team may have some of their own requirements to be implemented into the premises before they are satisfied it meets licensing objectives on the day-to-day operation of the premises which is why it is extremely important that the applicant contacts them as soon as is practicable.
From a crime prevention perspective my main concern is regarding the amenity of the local community with the provision of an additional area of outside drinking.
Should this planning application be approved - a large degree of sensitivity will be required to make sure the surrounding local community is not unduly disturbed, as outside drinking will be permitted both to the front and the rear of the premises and it will therefore be a matter for the applicant to ensure that this is managed in the most appropriate manner

Southern Water: This site is within Southern Waters' Total Capture Zone and as such will require further review. (*No further comments received*)

Lancing Parish Council: Support the application

Representations

1 letter of objection received from the occupier of 76 South Street:

- Customer noise is disturbing and wakes up children
- Not following their license times
- Customers have sat on neighbouring wall
- New outdoor seating will increase noise
- Smell from proposed toilets a concern

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 9,15, 27 and 34
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
Lancing Vision

Planning Assessment

Principle

The proposal involves the expansion of an existing bar with take away sales. It can be supported in principle subject to no harm to the viability of the town centre or harm to any neighbouring residential occupiers.

Shopping Policy

Policy 9 of the Adur Local Plan states:

Within the secondary frontages of blocks 4, 5 and 6 a more flexible approach to change of use will be taken providing that such changes do not conflict with other policies in this Plan or the Lancing Vision.

Policy 27 of the Local Plan goes on to say:

Within the defined town centre boundaries of Shoreham-by-Sea, Southwick and Lancing (as shown on the Policies Map), town centre uses will be permitted, subject to compliance with other relevant policies. Development within the primary and secondary shopping frontages will need to be in accordance with the place based policies in Part Three of this Plan.

In the areas designated as local shopping parades, shopping and other town centre uses will be supported at ground floor level but a predominant shopping use (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended) on ground floor premises will be retained. Where proposals would result in there no longer being a predominant shopping use, this will only be acceptable where it can be demonstrated that retail is no longer a viable use in that unit, particularly where it has remained vacant for a long period (normally a minimum of one year) and that reasonable attempts have been made to market it for retail purposes.

The proposed Sui Generis bar use is consistent with the place based policy 9 of the Local Plan where a more flexible approach to change of use is supported. The use includes a retail element. Amenity issues are dealt with below.

Residential amenity

The original application for the change of use included an upgrade of the ceiling between the ground floor and first floor flat to achieve a minimum airborne sound insulation value of 50dB (DnTw+Ctr dB) for all floors which was satisfactory to Public Health.

This together with the recommended condition restricting the internal noise level for unobtrusive recorded background music to not exceed 75dB (LAeq15min) safeguarded the amenity of upper floor residents.

Restricting the overall hours of use to those set out in the original permission, Midday to 9.30pm and further restricting use of the forecourt beyond 9pm aimed to protect adjoining neighbours from excessive noise exposure.

The current application increases the size of the bar and the number of customers that could be drinking at any one time. However, the floor area of the extended drinking area is not significantly large and much of the area is taken up with toilets and a store room. The removal of the outside drinking area at the rear will help to contain noise to within the building.

There are no windows shown on the outside wall of the toilets which should help to protect residents to the north from noise and smells.

The objection from the neighbour is noted and some of the issues appear to relate to management of the pub. A licence has been granted for the expansion and it is considered that the terms of the licence should provide adequate control in terms of management. In addition, the removal of the outdoor drinking area at the rear and the planning conditions on hours of use (which are stricter than the licence conditions) should safeguard neighbour amenity in future.

Visual amenity

There are no external changes proposed with this application.

Highways

The Highway Authority is satisfied that the use will not lead to any highway safety issues. It is sustainably located within close proximity of the train station and various bus routes.

Refuse is currently stored in the passageway to the north side of the building. This will continue.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Hours of use – 11.30am and 9.30pm
4. No primary cooking
5. Only unobtrusive recorded not exceed 75dB (LAeq15min) etc.
6. No use of the forecourt after 9pm and before the following Midday
7. No drinking outside at rear at any time

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Peter Barnett	Date: 20 November 2025
Authorised by:	Jo Morin	Date: 24.11.2025