Development Management - Delegated Officer Report

Application Number: AWDM/1540/16 Recommendation – Approve

Site: 28D Brighton Road, Lancing

Proposal: Change of use from Use Class C1 (visitors' hostel) to Use Class C3 (dwelling) as 3-bedroom flat on first floor.

Date of site visit: 18 November 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the building on Lancing beach which is used as a café and gym on the ground floor with three self-contained flats above, two of which are currently occupied by the owner and manager of the café. The planning permission for the building (AWDM/1515/12) included a water sports centre on the ground floor and an 8 bed hostel on the first floor which was originally intended to provide short-term accommodation for visitors to the water sports centre.

The original permission was subsequently amended to enable alterations to the size and configuration of the hostel and apartments at first floor and for the introduction of a gym and community room on the ground floor with a subsequent reduction in the size of the watersports centre (AWDM/0769/13).

The application is proposing to change the use of the hostel to a 3 bed flat following unsuccessful attempts to introduce a water sports facility on the ground floor. As there is no such facility, the applicants consider that there is no longer a need for the hostel. The area designated for the hostel (128sqm) remains a vacant shell and it is proposed to fit it out as a 3 bed flat, possibly for café staff or as a holiday property.

Relevant site history

L/235/04 – Enlargement and Remodelling as Restaurant/Bar with Function Rooms and First Floor Flat

AWDM/0108/09 – Change of use from restaurant with storage and 1-bed flat to two restaurants on ground floor and first floor with 1-bed manager's flat on first floor. New walkway around building

AWDM/1515/12 - Change of use and alterations to partially-built building from permitted use as two restaurants with manager's flat above to ground floor cafe and water sports centre with 8-bed hostel and 3 flats above (2x 2 bed and 1x 3 bed)

AWDM/0769/13 - Application for a minor material amendment and variation of Conditions 2 and 4 following the grant of Planning Permission AWDM/1515/12

to enable changes to internal layout (including alterations to size and configuration of hotel and apartments at first floor and introduction of gym and community room on ground floor and subsequent reduction in size of watersports centre) and minor elevation changes.

AWDM/0509/15 - Application to vary conditions 3 and 4 of AWDM/0769/13. Amendments: To allow the gym to open from 5.30am Monday to Friday, 7am on Saturday and 9am on Sunday. To allow the cafe to open from 6am Monday to Friday, 7am on Saturday and 7am on Sundays and to be open until 1am on a maximum of 15 separate occasions in connection with private functions only. To allow the cafe to sell food, beverages and refreshment to be consumed off the premises

Consultations

Lancing Parish Council: No objections

Adur & Worthing Councils: The **Planning Policy** Officer objects. The property is outside of the built up area boundary where development should only be permitted where the need for a countryside location is essential. My concern is that we are setting a precedent for development outside of the built up area unless compelling circumstances can be demonstrated. Would be preferable if occupation was restricted to staff or as holiday accommodation only.

West Sussex County Council: The **Highway** Officer has no objection. Given the small scale nature of the proposal and existing use of the site it would not be anticipated that the proposal would result in a material change in the vehicular activity associated with the site. The unit would not be provided any allocated off street car parking provision, however the site is sustainably located within walking and cycling distance to a range of public services and amenities. Bus and rail links are realistic travel options of longer trips.

It is noted that the cycle parking provision is to be increase by 1 so that 4 cycles can be stored communally on site for the residential uses. I can confirm this quantity of provision would be considered to be in accordance with WSCC adopted cycle parking guidance for residential developments.

In conclusion the Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Southern Water: Request informatives.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1, AR2, AR12, AH2

Proposed Submission Adur Local Plan (2016) - Policy 13 (Adur's Countryside and Coast)
Lancing Village Vision 2012
National Planning Policy Framework (March 2012)

Planning Assessment

Policies

The site is located just outside but adjacent to the built-up area boundary as defined in the Local Plan (which runs along the seafront path). In the Local Plan, the site is included within the Beach Green and beach area subject to policies AR2 and AR12. AR2 states that non-recreation uses of recreation areas will not be permitted and the Council will encourage their continued use for public open space purposes. AR12 states that improvements to facilities at Lancing Beach and Beach Green will normally be permitted subject to sea defence, local access and environmental considerations.

Lancing Vision is a document which sets out the regeneration aims for Lancing. It has been prepared by Lancing Parish Council in partnership with Adur District Council and has been subject to extensive public and stakeholder consultation. The Vision seeks to establish Lancing as a vibrant village, an exciting seaside visitor destination and a place that provides for the needs of the community. One of the core recommendations is to "establish a lively seaside destination on South Street and Beach Green, with places to eat, drink, relax, play and enjoy outdoor and watersports activities."

Principle

The proposal will result in the loss of tourist facilities linked to the ground floor commercial use. However, it has not been possible to establish the watersports centre and the ground floor is now successfully in use as a gym and café. The first floor hostel is not required and its use as private dwelling, to complement the 3 other flats at first floor, is considered to be a practical solution.

The applicants have suggested that it could be made available for the manager of the café or as holiday accommodation but they are not willing to accept a restrictive condition to this effect as they claim that they would be unable to raise the necessary finance to complete the development with a holiday / staff restriction (above a commercial use). On balance, it is not considered that such a restriction is necessary as there is not considered to be an objection in principle to an additional flat in this location. It is also not considered that a flat in this location will set a precedent for future housing proposals outside the built up area.

Visual amenity

The proposal would not result in any alterations to the external appearance of the building.

Residential amenity

The proposed dwelling would have no adverse impact on residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 29 November 2016

Authorised by: Gary Peck Date: 29 November 2016