Expires 17/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0394/07 **Recommendation – Permit Application**

Site: **2 John Street Shoreham-by-Sea West Sussex BN43 5DN**

Proposal: **Change of use from B1 (office) to A2 (Financial and Professional Services)**

The Application

The application site is a B1 office unit located on the east side of John Street, Shoreham. The unit is sited within the Shoreham Conservation Area and forms part of the shopping and business, industry & warehousing sector within the Local Plan.
The proposal is for a change of use permission from the current B1 Use Class (business) to an A2 Use Class (financial and professional services). It is a reversal of planning permission SU/5/00/TP. No alterations are proposed to the building or the frontage.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport No Objection.

Third Parties

No representations have been received.

Contributors

ADCAG raise No Objection.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AB14, AE6, AT12
West Sussex Structure Plan: LOC1, CH1, NE5

Planning Assessment

There are no planning concerns with this proposal.

The proposal will not alter the existing single door frontage of the building so this application is purely to approve the change of use. As the unit was A2 Use Class until changed under SU/5/00/TP, its reversal back does not pose any concerns as it would meet Local Plan policies AE6 and AB14 by retaining employment provision within a town centre site. Both B1 and A2 Use Classes provide office uses that would not demand significant additional traffic to the site. This change of use would offer no detrimental impact to the nature of the Conservation Area.
Highways raise no objection as vehicular movements and parking demands for B1 and A2 uses tend to be very similar.

Recommendation

APPROVE for reason that :-

'The proposed change of use would preserve the character of the conservation area, would allow for continued employment within the site and can take place without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB14, AE6 and AT12) and the adopted West Sussex Structure Plan (LOC1, CH1, NE5).

Subject to:

1. C1Ci: (standard time limit)

Case Officer: .....

Date: 24/8/07

28.8.07