DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/08/1024/FULL 12 Coronation Buildings, Brougham Road

DATE OF SITE VISIT: 21 October 2008

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

11b, 10a, 13a, 13b Coronation Buildings – not included in original notifications.

SITE AND SURROUNDINGS:

The application site relates to the ground floor shop premises of no. 12 on the south side of Brougham Road. The property is within a terrace of similar properties called Coronation Buildings and is currently vacant. No. 12 can be accessed from the Brougham Road frontage or from the rear service/parking area from Chatham Road and has flats above.

The site lies within the Ham Road Neighbourhood Shopping Area which comprises a mix of shopping uses at ground floor level with a mix of office and residential uses at first floor level.

PROPOSAL:

A change of use to Class A2 (Financial and Professional Services) is proposed. The previous use of the premises was a cafe and so ordinarily a change to A2 would be permitted without the need for a planning application, although in this case there is no planning record of the previous use.

The applicant proposed operating hours of 9am to 6pm Monday to Saturdays with two staff being employed.

No changes are proposed to the external appearance of the building

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy S12, TR9, H18
Saved Wessex Structure Plan policies DEV5

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

The Highways Authority was consulted and commented as follows:

'No significant concerns would be raised in regards of this proposal. The existing use is detailed as being a restaurant (use class A3). Given the floor area, the change of use to financial services (A2) would not result in any material difference in vehicle movements or car parking demands (both uses would attract some degree of on-street parking from customers along Ham Road and Chatham Road, but this would largely be short term and therefore have very little impact). No objection would be raised.'

PLANNING ASSESSMENT:

The determining issues relate to the principle of the change of use, the impact on the amenity of neighbouring occupiers and parking and access.

Principle
The shop is situated in the non-core area of the Ham Road Neighbourhood Centre which permits A2 uses where it does would not cause any significant adverse effects on neighbouring occupiers and would not intensify car parking problems.

Although only relevant in core areas the last retail survey in September 2007 does confirm that the use will not result in more than 35% of the centre as a whole going to non-retail use.

Impact on the amenity of occupiers of neighbouring residential properties

The ground floor has been previously been used for A3 purposes although no planning record exists for this use. Nevertheless, the nature of an A2 use is such that it would likely be less intensive than its previous use as a cafe. The operating hours of 9am to 6pm are reasonable in this established neighbourhood centre and would not cause any significant impact on the amenity of adjoining occupiers.

Parking and Access

In terms of parking standards, the maximum adopted parking standard for an A2 use is 1 space per 30m^2. At just under 55m^2, the proposal for 1 car parking space is in accordance with the current maximum standard and the Highways Authority raises no objections. Although the use is likely to generate some demand for on-street parking, this is likely to be significantly less that the demand generated from its previous A3 use and its location within the neighbourhood centre is appropriate where public transport is widely available from Brougham Road.

The proposed daytime operating hours would mean that the conflict between residential parking in neighbouring streets and parking demand for the proposed use is likely to be limited. As such accessibility and parking are considered acceptable and in accordance with the maximum parking standards and Government guidance.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on

the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Grant permission subject to the following conditions:

- Standard time limit
- C7J – limitation on trading hours

REASONS FOR RECOMMENDATION:

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

S12, TR9, H18

Saved West Sussex Structure Plan Polices

DEV5

National Policy

PPS1

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign..... [redacted] .....Date.....6.1.09.....

Authorising Officer sign..... [redacted] .....Date.....12.1.09.....