Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0633/15

Site: **20 Southwick Street Southwick Brighton**

Proposal: **Change of use of first floor only from Use Class D1 (private health centre) to Use Class B1 (office)**

Date of site visit: 01-06-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is Listed C17. Uncoursed flint with red brick plinth band, quoins, dressings and some patching on first floor to right. Red brick eaves cornice to plain tiled roof, half-hipped to right, with end stack to left and larger ridge stack on rear wing. Two storeys; slightly irregular 3 window front, one sliding casement on first floor to right, the rest C19 and C20 casements. Doorway to left of centre between first and second windows from left with half-glazed door under later C19-early C20 pentice hood on brackets. Two storey wing to rear of flint below and brick above.

The proposal is change of use of 73sqm first floor from office suite ancillary to private health centre (D1) to self-contained office (B1).

The surrounding area is the neighbourhood centre of Southwick with adjacent commerical and institution uses.

Relevant site history
None

Consultations (summarised)
Southern Water : No objection

West Sussex County Council: No objection
The change of use will convert 73sqm of existing D1 use into offices. The health centre currently offers 4 car parking spaces and has 5 employees. Although there may be a slight shortfall in car parking provided by the use, there is plenty of on street parking available within a 5 minute walk, and as the centre is located close to Southwick Square and its pay and display car park, there is ample car parking available.

The site is also close to Southwick mainline train station and the south coast cycle route providing opportunities to travel in more sustainable modes.

Representations
None

Relevant Planning Policies

National Planning Policy Framework
Saved Local Plan policies: AG1, AB6, AB7, AB11

Planning Assessment

Principle

The site is close to a shopping parade and other local facilities where a mix of uses is acceptable in principle, including this element's contribution to the historic and architectural character of the Conservation Area.

A B1 use is acceptable in a residential area, by definition, and compatible with a D1 sharing the same building.

The health centre is a private practice and there is a NHS surgery directly opposite, so the proposal would have no implications on health care provision for the local community.

Visual amenity and Heritage Assets

The change of use would have no impact on the visual amenities of the locality, being a change of use only with no external alterations.

For the same reason, no harm would result onto the settings of immediate Listed Buildings or the surrounding Conservation Area.

Residential amenity

The proposed hours of use are considered to be reasonable given its location within a busy neighbourhood centre. The premises will be closed at a reasonable hour in the evenings and early morning commencement is to be avoided.

Accessibility and parking

The health centre currently offers 4 car parking spaces and has 5 employees. Although there may be a slight shortfall in car parking provided by the use, this is common with the other local services in the parade.

There is a public car park close by and the use is also likely to attract pedestrians from the local area. It is not considered that the proposal will result in any highway or parking problems.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Restriction on operating hours

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

Case Officer: Matthew Porter Date: 13-07-2015

Authorised by: Peter Barnett Date: 13 July 2015