Development Management - Delegated Officer Report

Application Number: AWDM/1397/13 Recommendation – Approve

Site: Store East Of 402 Brighton Road, Shoreham-By-Sea West Sussex

Proposal: Change of use of existing health clinic storage room to a sports injury training studio

Date of site visit: 26 November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a single storey flat roofed garage and store building located on the eastern boundary of 402A Brighton Road. The building forms part of the front boundary wall of the premises at its southern end and is attached to the rear of 16 New Road at its northern end. To the east it abuts 402A Brighton Road. It is separated from the main health clinic at 402A Brighton Road by the forecourt parking area.

It is proposed to use half of the building as a sports injury training studio, retaining garaging in the other half.

The site lies in the Shoreham Conservation Area.

Relevant site history

SU/77/02 – Change of use of ground floor and basement rooms to natural health clinic with maisonette above – approved May 2002

Consultations

West Sussex County Council: The Transport Planning Officer has no objection. The new training studio is to be situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would also not be anticipated to generate an increase in vehicle movements with respect to the existing use, and the peak usage times would not be expected to coincide with peak traffic levels in this area.

Adur & Worthing Councils: The Environmental Health Officer has no objection subject to being restricted to use as sports injury clinic only. Other D1 class uses may not be appropriate in the area and it may be appropriate to have the control a further planning application would provide

Environment Agency: Development is within the same vulnerability therefore no objection

Conservation Advisory Group: Not received

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB6, ACS4
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Saved policy ACS4 permits the development of facilities for health practitioners subject to there being no adverse effect on the amenity of surrounding dwellings and on-site car parking arrangements and access to highway being acceptable.

Visual amenity

The proposal will not result in any external alterations to the building.

Residential amenity

The use is slightly different to that of the natural health clinic as it is for the treatment of sports injuries. However, it will be a quiet use which should not result in any harm to residential amenity. The only opening in the building faces the clinic car park and the hours of opening can be controlled by condition to reflect those of the main health clinic. The studio will be small (around 25sqm) and is not likely to accommodate more than one client at a time. The EHO has requested that the use be limited to a sports injury clinic as other D1 uses have the potential to cause more disturbance and, in the circumstances, this is considered to be appropriate.

Parking and access

There are 5 spaces available within the existing car park which is considered to be adequate to meet the low demand arising from this use. The site is sustainably located and the use should not generate a significant increase in traffic movements.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved

policies of the Adur District Local Plan (AG1, AB4, AB6, ACS4) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Use as sports injury clinic only and no other use within D1
3. Hours 8.30am -7pm Mon-Fri and 8.30 - 1pm Sat
4. Approved plans

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: 17 December 2013

Authorised by: Gary Peck Date: 17 December 2013