DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/11/0182/FULL

Workshop 1
67 Victoria Road
Worthing

DESCRIPTION OF DEVELOPMENT

Change of use from class D2 commercial use to class D1, to allow for use as a day centre for adults with a learning difficulty.

The proposed use is described as follows in the supporting Planning statement;

The proposed use of the building will be a day centre for adults with a learning difficulty.

We will be supporting our service users to engage in a range of activities taking place on-site throughout the day. The service will operate Monday-Friday, between the hours of 9am and 5pm.

We are expecting initially to provide services to between 10-15 adults per day.
Our service users will require support for a range of mental and physical impairments. All users of the service will have a contract detailing the terms and hours of their attendance at the centre; we are not proposing to offer a 'drop in' facility.

Contracts will be arranged either directly with the individual service users, West Sussex County Council, other local authorities or care providers. Most service users will arrive at an arranged time in the morning and be collected by their carers or family each afternoon.

The types of activity we will be providing at the site will be very much dependent on the individual needs of our service users. However, based on the services we provide at our existing site in Hove, we expect to be supporting people do activities such as soft play, sensory relaxation, arts and crafts. These will take place in the areas indicated on the proposed floor plan, which will be arranged as follows:

1- Sensory/relaxation area.
This will be an area containing items of specialist equipment, such as interactive lights and various tactile objects, as well as equipment that allows us to change the smell and sound of the environment.
2- Multi-use activity area.
This will be an area with some lounge-style seating and a table. We propose to put this area to different uses, such as table based activities (eg. drawing, I.T. etc...). It will

also be used to allow service users to take a break from other activities happening on-site. This area will also be used for staff meetings.
3- Soft-play area.
The floor space of this area will be mostly matted, as might be found at a gym. It will be used as a play area for groups or individuals, as well as for activities such as music therapy and yoga.

This entails using all the 143 sq metres of floorspace in this single storey building. No external alterations are proposed and the internal arrangements would remain essentially the same

DATE OF SITE VISIT: 10.5.11

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The property which is the subject of this application is located in the town centre very close to Worthing railway station, local shops and the Teville Gate proposed redevelopment. It comprises a single storey building originally built as workshop building dating back to pre war period. It was in use for light industrial workshops and storage (last used for classic car repairs and storage) until 2007 when planning permission (WB/ 07/0905/FULL) was granted for a change of use from a workshop to a Personal Training Studio. This was implemented and involved two personal trainers operating from two rooms on the eastern where the gym equipment was housed. A therapy room to the rear was used for physiotherapy and allied therapies. A reception area facing onto the forecourt, plus store and toilets were located at the very rear. Facilities for the disabled were provided. Operating hours were 8am to 8pm M-F and 8am to 5pm on Saturdays.

The building is set back from Victoria Road behind a taxi cab firm within a long established industrial area comprising one, two and three storey business buildings, adjacent to the railway station. These buildings share the vehicular access off Victoria Road. The property benefits from a substantial forecourt with parking for 3 cars and turning area.

On the opposite side of Victoria Road are various commercial uses but immediately to the north sits a relatively recent 4 storey residential redevelopment. To the south are the backs of the commercial and residential properties facing Teville Road.

Victoria Road and the adjacent roads lie within a Controlled Parking Zone with controlled on street parking and there are

RELEVANT PLANNING HISTORY:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
02/01038/FULL	Change of use of ground floor for restoration of classic cars, sales of classic cars, spares and consumables, tool and facility hire and self drive classic hire.	APPLICATION REFUSED	13-11-2002		
03/00388/FULL	Change of use to workshop/office for the restoration and maintenance of classic and replica cars, workshop hire, specialist tool hire (related to restoration, mail order/internet or by appointment	GRANT CONDITIONAL CONSENT	04-06-2003		
07/0905/FULL	Change of use from a workshop to a Personal Training Studio.	GRANT CONDITIONAL CONSENT	03-09-2007		
77/62	CHANGE OF USE OF STORAGE PREMISES TO LIGHT INDUSTRIAL AND LIGHT INDUSTRIAL PREMISES TO STORAGE. 67 VICTORIA ROAD	APPROVED WITH CONDITIONS	06-02-1962		
86/80	ERECTION OF A STAIRCASE ON SIDE (EAST) ELEVATION TO SERVE FIRST FLOOR WORKSHOP TO REPLACE EXISTING STAIRCASE. 67 VICTORIA ROAD	APPROVED WITH CONDITIONS	15-02-1980		
910/69/A	INSTALLATION OF INTERNALLY ILLUMINATED DOUBLE-SIDED BOX SIGN HEIGHT 2'8 1/2" TO READ "BOSCH AUTO ELECTRIC EQUIPMENT" WITH MOTIF SIGN TO BE FIXED ON EXTG POLE 9'5" ABOVE GROUND LEVEL. 67 VICTORIA ROAD	REFUSED	13-01-1970		
97/0086	CHANGE OF USE FROM PRINTING WORKS TO KARATE STUDIO. 67 VICTORIA ROAD	REFUSED	24-03-1997		
DET/17	THE USE OF PREMISES FOR LIGHT ENGINEERING EMBODYING AUTOMOBILE, ELECTRICAL AND FUEL INJECTION, SERVICE, REPAIRS AND SALES. VICTORIA ROAD NO.67	REFUSED	02-09-1958		

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Worthing Local Plan Policies H18, RES7, TR13, TR9.
Core Strategy Policies 11 and 16
PPG13: Transport
PPS4: Planning for Sustainable Economic Growth
Planning Policy Statement 1: Delivering Sustainable Development
Worthing Town centre and Seafront Masterplan

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

Highway Authority :

It is noted that the site has an existing D2 commercial use, although presumably this should refer to B2 commercial use. Notwithstanding what the existing use class is, the

proposed D1 use appears relatively low key in proposing a maximum of 15 places for adults with learning difficulties. There would be no in principle concerns as such with the use. The use of the site for the specific D1 use proposed should be controlled by way of a personal planning condition.

In saying the above, the submitted block plan includes only the existing building within the red edging. It does not include the access nor any parking spaces within the site itself. This does consequently raise the question as to where dropping off and picking up will take place from, given also the presence of waiting restrictions on the adjacent public highway. Further information would be sought from the Applicant in these respects.

Subject to the imposition of a personal condition to restrict the use to the current Applicant and for the use stated, as well as more information provided regarding parking arrangements, there would be no highway reason to resist this proposal.

Environmental Health Manager: Comments awaited.

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.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Loss of recreational use (D2) and suitability for (D1) day centre (community use)
- Impact on the amenity of neighbours
- Impact on the integrity of the design of the property and character of the townscape.
- Impact on access/turning

Loss of recreational use (D2) and suitability for (D1) day centre (community use)

Although the site is within an established industrial area and has a long previous history of industrial use, such use of the site was lost in 2007 when planning permission for use as a personal trainers' gym was granted and the use implemented. In any event, the surrounding industrial area is not a designated protected employment zone and the floorspace lost is relatively small and the proposed use will generate 10 jobs.

Whilst Core Strategy Policy 11 seeks to protect recreational uses, it is still more supportive of community uses such as proposed. The use will meet an established community need and help a disadvantaged group.

The choice of site for a community centre is somewhat unusual as it is somewhat secluded and close to industrial uses and a more prominent site on the town centre fringe/residential suburbs may be more conventional but it is difficult to see any fundamental incompatibilities as the nearby businesses are in the main low key and the proposed use will not itself be especially sensitive. It is also compatible with the nearby flats. The Masterplan's aspirations for the area around the station envisage the area around the station being developed as a mixed leisure/business/residential quarter on the back of Teville Gate and recent residential developments on Cross Street, and, again, the proposal is not incompatible with such a vision.

Impact on the amenity of neighbours

The site is surrounded by commercial uses except to the north where a block of flats has been built by Worthing Homes. Although, music and activity generated by the day centre could cause some noise, this is unlikely to cause significant disturbance if the same measures applied to the personal gym are applied, requiring the north elevation windows to be fixed shut at all times. They are already secondary glazed but not acoustically. The hours sought are compatible with the character of the area and levels of traffic not excessive for this location.

However, given the proximity of the flats and to ensure any other uses allowed under the D2 use class are equally compatible with this important and sensitive location, restrictions on any planning permission to uses within D1(b) of the Uses Classes Order are justified.

As such the proposal is unlikely to give rise to unacceptable amenity impacts.

Impact on the integrity of the design of the property and character of the townscape

No external physical works are detailed,, and, as such, the proposal is unlikely to give rise to unacceptable visual impacts.

Impact on access

The site is in a highly sustainable location close to the station and buses and the town centre, with parking controlled by a Controlled Parking Zone. It appears that users of the centre would arrive accompanied by carers; using mainly shared taxis wither staff mainly reliant on public transport but some by bicycle. No cycle parking is proposed

and this should be secured by condition. There is scope for 3 cars to park in the forecourt, though in an irregular fashion and space for turning within the communal area. Disabled access is proposed including WC and the access doors are flush with the ground levels.

RECOMMENDATION:

Grant Permission subject to conditions on time; provide cycle parking; windows on north elevation fixed shut; hours limited to 8am to 6pm Monday-Saturday; approved drawings ; restrict use to proposed. restrict use?

REASONS FOR RECOMMENDATION:

The proposal meets an important community need and is compatible with the surrounding uses; not harmful to the environment and enjoys good accessibility. As such and subject to the safeguards imposed it does not conflict with Saved Worthing Local Plan policies H18, TR9 and RES7, Core Strategy Policies 11 and 16 and PPG13; Transport.

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?

Y / ~~N~~

DELEGATED [redacted]

Case Officer sign..... [redacted] ...Date.....17-5-11.....

Authorising Officer sign..... [redacted] .....Date.....19.5.11.....