Development Control – Delegated Officer Report

Application Number: ADC/0392/10 Recommendation – APPROVE

Site: 1 Station Parade, South Street, Lancing BN15 8AA

Proposal: Change of use from Class B1 office to Class A1 shop (hairdressers)

The Application

This vacant office is situated at the north-east end of this curved parade of mixed uses (shops and offices), opposite the train station. The application seeks permission to change the use of the ground floor from B1 office use to a shop A1 (hairdresser). There is a taxi firm on the first floor and the premises are adjoined by a driveway giving access to a number of flats at the rear.

Consultations and Representations

Adur District Council: The EHO has no objection.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AS1, AE5-6
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS4 'Planning for Sustainable Economic Growth' and Practice Guidance 'Planning for Town Centres' (DCLG 2009)

Planning Assessment

The site forms part of the area identified under policy AS1 of the Local Plan for predominantly shopping use. Therefore the proposed change of use accords with this policy.

It is not considered that the proposal would have any detrimental impact on the nearby residents to the rear and to the east of the shop.

The shop is in a highly sustainable location for the various mode of public transport in accordance with PPG13 which seeks to promote more sustainable transport choices.

Recommendation

APPROVE for reason that:-

The proposed change of use accords with policy AS1 of the Adur District Local Plan and would not detract from the local environment or cause unacceptable detriment to the amenities of neighbouring properties

Subject to:-

1. C1Ci (Standard time limit)

Case Officer: Abi Onabanjo Date: 5 November 2010