Development Management - Delegated Officer Report

Application Number: AWDM/1399/15 Recommendation – Approve

Site: 128 South Street, Lancing

Proposal: Change of use from A1 (retail) to D2 (Yoga)

Date of site visit: 9 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a two storey end of terrace vacant print shop with first floor flat located on the west side of South Street within a designated shopping and business area in the adopted local plan.

It is proposed to change the use of the shop to a yoga business (Class D2). The applicants have explained that they would like to teach yoga to classes of 8-10 people and also to sell yoga equipment, books and clothing.

Relevant site history

NOTICE/0009/15- Application for permitted development for prior approval for change of use of ground floor shop to a 2-bedroom flat with associated alterations – withdrawn

Consultations

West Sussex County Council: The ***Highways Officer*** has no objection. The studio will offer yoga for a maximum of 10 people but will also offer individual yoga sessions. Due to the sites location on South Street parking is limited to on-street. 1 space is available for staff, and 8 cycle spaces are available. A studio of this size (60sqm) should provide 3 parking spaces. It is considered that the alternative options for travelling without the car are realistic, and if members want to travel by car there are numerous pay and display car parks within walking distance.

The site is in close proximity to Lancing railway station and bus stops close by have regular local services, including the 700 coastliner. This accords with NPPF guidance promoting sustainable development for the future.

Adur & Worthing Councils: The ***Environmental Health*** Officer has no adverse comments

Lancing Parish Council: No objections and Committee hoped that the venture would be successful

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1
Lancing Vision
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The Lancing Vision is a regeneration strategy produced in 2012 which sets out the regeneration vision for Lancing. It notes that the overall mix of land uses in Lancing is fairly balanced with a healthy proportion of shops in A1 use (46%). The main focus for retailing is identified within the Village Heart and specifically resists ground floor changes of use to C3 in that area. The application site is within the Seaside Zone where a range of leisure and tourism land uses are encouraged.

The emerging local plan states that the Lancing Vision should be a material consideration and the site can be identified as being a Secondary Retail Frontage of Town Centre Block 5 where Policies 9 states a more flexible approach to change of use will be taken providing it does not conflict with other policies or the Lancing Vision.

As such, it is considered that the proposed use would be appropriate for the area and does not conflict with existing or emerging local plan policy.

Visual amenity

The proposal would not involve any alterations to the external appearance of the building so the recessed entrance and shopfront would be retained.

Residential amenity

The proposed hours of use are stated as being 8am to 8pm Monday to Friday, 8am to 1pm on Saturdays and 8am to 1pm on Sundays and Bank Holidays. While the Environmental Health Officer has not raised any concerns, it is considered that a 9am start on Sundays would be more acceptable in residential amenity terms.

The use of the premises is not expected to generate any significant noise or disturbance to the occupiers of the flat above.

Accessibility and parking

The site has limited parking but there are two public car parks close to the site and it is accessible by public transport or on foot/bicycle. No objection has been raised by West Sussex Highways.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Use limited to as specified
3. Hours of use
4. Permission relates to 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: 3 November 2015

Authorised by: Gary Peck Date: 4 November 2015