Development Management - Delegated Officer Report

Application Number: AWDM/0782/21 Recommendation – APPROVE

Site: 32A High Street, Shoreham-By-Sea, West Sussex

Proposal: Retrospective application for change of use from offices (Class E (formally B1a)) to Tattoo Parlour (Sui Generis)

Date of site visit: No visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Retrospective consent is sought for the change of use of the first floor above no. 32/34 High Street Shoreham – By- Sea. 32A High Street is accessed from the High Street via an internal staircase. The site comprises of one level with a reception area open plan space, staff room and W.Cs. The space was previously an office use and has been used as a tattoo parlour since April 2021.

The site is located within Shoreham Town Centre, The Primary Shopping Area and the Conservation Area.

Consultations

West Sussex County Council: The **Highways Authority –**

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.
I refer to your consultation in respect of the above planning application and would provide the following comments.
This proposal is for retrospective change of use from Offices (Class E (formerly B1a)) to Tattoo Parlour (Sui Generis). The works associated with this development were completed on 1st April 2021.
The site is located on High Street (A259) which is an A-classified road subject to 30mph speed restrictions. The proposed plans do not indicate access or parking arrangements associated with the proposal. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been several recorded injury accidents within the vicinity of the site. However, from an inspection of accident data it is clear that these were not due to any defect with the road layout. The proposed shop will operate every day, including bank holiday, from 11:00-17:00. The hours of operation will be similar when compared to the current use. Taking into account the existing permitted B1 usage in terms of highway safety and level of activity of the site; it is unlikely that this change of use to tattoo parlour Sui Generis would have an adverse impact on the local

highway network. Therefore, no capacity concerns would be raised. It is not clear if some of the parking spaces to the rear will be allocated to the proposed tattoo shop; therefore, this application is assessed based on nil cars parking provision. The current WSCC Car Parking Guidance does not include a parking demand for Sui Generis use, however it would not be unreasonable to assume that some parking provision would be required. Given that the site is located in sustainable location and there are comprehensive parking restrictions prohibiting
vehicles from parking in places that would be detriment to highway safety, the LHA would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking. The site benefits from being situated in a sustainable location in a close proximity to bus stops that provide services to Brighton and Rottingdean. Shoreham by Sea train station is approximately 7 min walk.
Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: Environmental Health: - Private Sector Housing – No Comments – Public Health – In regards to AWDM/0782/21 - please see recommended conditions in regards to health and safety. You will need to register with us if you are planning to offer any skin piercing activities, this includes; Tattooing, semi-permanent makeup, such as micro blading, electrolysis, acupuncture and cosmetic piercing. Please click on the following link which will provide you with the information you require, including the online application form and cost. Once we receive this we will contact you to arrange a suitable time to carry out a registration inspection.
https://www.adur-worthing.gov.uk/licensing-and-permits/other-licences/acupuncture-electrolysis-piercing-tattoos/

Adur Conservation Area Advisory Group: - Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25 and 27
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The proposal comprises a change of use of office space to a Tattoo Parlour, Sui Generis use class. Retrospective consent is required. The main issue here is the loss of office space and any highway and amenity implications.

There are no external changes to the building. The office use at this first floor space has been lost; however within the current planning policy and legislation context there has been a greater relaxation and reduced control over changes of use within town centre locations. This is within a primary shopping area however it is at first floor therefore will not affect the shop frontage or ground floor commercial use. However the existing use will contribute to the vibrancy and vitality of the town centre by attracting customers who will use other amenities within the town. This is also a sustainable location accessible by train, bus and close by to other facilities. The loss of the office space is out-weighed by the benefits offered by the alternative use in this location. There is also an employment benefit of this use.

The hours of use have been set out by the applicant 11am – 5pm every day. In the light of this location and the use carried out this is not likely to cause any issue with regards to residential amenity and impact upon local residents. Within this Town Centre location evening and night time activity are commonplace. The current use will not be detrimental here.

Environmental Health require the applicant to register due to the nature of the business carried out. Information in relation to this is attached as an informative.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Hours of operation 11.00 am – 5pm Monday to Sunday including Bank holidays.

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

1. 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.
2. EHO informative

Case Officer: Hannah Barker Date: 22nd June 2021

Authorised by: Peter Barnett Date: 23 June 2021