WEST SUSSEX COUNTY COUNCIL **DATE: 22/12/2017**
PLANNING SERVICES CONSULTATION

FROM: **Katie Kurek** **TO:** **Adur & Worthing Councils**
FAO: **Hannah Barker**

SUBJECT: **AWDM/1832/17 - Change of use from Offices Use Class (B1) to tattoo studio use Class (sui generis).**

15, Buckingham Road, Shoreham-By-Sea, West Sussex, BN43 5UA

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under prior approval NOTICE/0007/16 for change of use from office to dwelling to which the LHA raised no highways concerns. The prior approval was refused by the Local Planning Authority (LPA).

The current proposal is for change of use of office to Sui Generis use (Tattoo Studio). An inspection of local and WSCC mapping reveals that the existing dropped kerb frontage provides some off-street car parking. It is anticipated that an office use could generate more vehicle movements and that the off-street parking related to the Sui Generis use is anticipated to be in use for staff. In this town centre location where sustainable modes of transport are achievable it is anticipated that customers will arrive via foot or park nearby on street/ public car parks. There are comprehensive parking restrictions in the form of double yellows lines along Buckingham Road and nearby junctions. The LHA do not consider that visitor parking associated with the use could legally occur on street in locations that would be detrimental to highway safety.

No highway safety or capacity concerns to resist the application.

Katie Kurek
Planning Services