expiry 24.09.07

Development Control – Delegated Officer Report

Application Number: ADC/0461/07 Recommendation - Permit

Site: 154 Manor Hall Road Southwick West Sussex BN42 4NP

Proposal: To change from a shop to residential (to form part of existing dwelling)

The Application

The application premises are a ground floor shop in the middle of what used to be a parade of other shops located behind a small green on the south side of Manor Hall Road. The shop is no longer trading but was a bridal retailer and consists of one room at the front of the building approximately 10 sq m in size. It has an independent front door and square bay shop window. Above and to the rear of the shop consists of a residential maisonette which is occupied by the shop owner.

The proposal is to change the use of the retail space and incorporate it into the existing residential accommodation at the rear and above, including the replacement of the shop front door with a window and taking down of the separating internal partition between the shop and the dining room of the maisonette.

The premises are one of four similar ones in the parade, all three others have been converted into residential use over the past years, which included a Post Office and hairdressers. The two end premises have replaced the shop bay windows with a more residential flush front windows and a higher sill level than that of the window in the application premises.

Consultations and Representations

County Transport Planning Services: In terms of vehicular movements, the conversion to residential may if anything result in less intensive use. Consequently, I see no good reason to object to this application. I would request that cycle parking is provided for the benefit of the new residential unit which should be covered and secure.

Environment Agency: This proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee. Therefore we have no comment to make on this application.

Chief Environmental Health Officer: No objection to the proposals.

Third Parties:There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2004): LOC1, NE9, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH2, AS5, AT12-13.

Planning Assessment

Policies

The site is identified as part of a neighbourhood shopping parade in the Local Plan and policy AS5 states that a predominant shopping use should be retained and that any proposals for non-retail use will be treated on their own merits and assessed in relation to the need for the proposed use compared to retail use of the particular premises concerned.

Within the surrounding area neighbourhood shopping provision has diminished with the loss of retail use at the three other premises in the parade. Significantly it was decided that the Post Office, which had been vacant, was permitted to change to residential (SW/39/04/TP) and since then the parade had lost most of its vitality and viability.

The existing bridal shop subject to this application has ceased to trade and only had a limited customer base which did not contribute significantly to the immediate neighbourhood. It is considered that the loss of the final retail use in the parade, given its limited contribution to the vitality of the area, would be acceptable.

Visual amenity.

Visually the change of use would require minor alterations in the form of the bricking up of the shopfront door way and the introduction of a window in its place. The plans have been amended to show a window which is considered to be more in keeping with the fenestration of the other converted shops. The sill level has been lowered and the width of the widow reduced so the appearance will be more evenly proportioned.

Access and Parking

WSCC Highways have made no objection to the application subject to covered cycle storage be provided for the new residential unit. As the retail unit occupies only a single room and will be converted into part of the existing house, and no new dwelling will be created, it is felt that additional cycle storage would not be required.

Recommendation

APPROVE for reason that :-

The proposed development is within the built-up area and it is considered that the parade as a whole ~~does not provide a day-to-day~~ no longer is capable of providing a viable shopping function for the local community ~~and has become non-viable~~. The proposed development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detracting from highway safety. It would consequently not conflict with the relevant policies of the Adur District Plan (AG1, AH2, AT12, AS5) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, ERA1, DEV1, DEV4-5).

1. C1Ci
2. C14A3 – amended
   ...13 September 2007... AH& of the ADLP and DEV1 of the WSSP.
3. C12Ei

Case Officer: [signature] NB
Date: 17-09-07

17/9