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Development Control – Delegated Officer Report

Application Number: ADC/0473/08 **Recommendation – Permit Application**

Site: **10 Buckingham Road Shoreham-by-Sea West Sussex BN43 5UA**

Proposal: **Formation of shop at rear of existing estate agents office with new shop front and entrance facing Gordon Road**

The Application

The site currently forms part of a ground floor estate agency office on a corner site fronting onto Buckingham Road with a secondary frontage onto Gordon Road. It is proposed to change the use of part of the ground floor to a shop unit with a new shop front onto Gordon Road. This part of the estate agency office is currently ancillary space used as a back office and tea room. The premises will be linked internally via an internal corridor which also links the unit currently used as a hair dressers attached to the east of the site.

The site is located within the built up area of Shoreham in close proximity to the town centre and the railway station. The area comprises of a mixture of residential and commercial properties with a dominance of residential land use to the north and east of the site.

Consultations and Representations

West Sussex County Council: - Highway Comments – No objection – the sub division of the existing shop is unlikely to generate any significant traffic or parking implications.

Director of Services: - The Environmental Health Officer has no objection other than to advise that if there are more than 5 people working in the shop there should be two toilets.

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH1, DEV1, NE10
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB14, AS1
PPS1 'Delivering Sustainable Development' (ODPM 2004)
PPS6 'Planning for Town Centres' (ODPM 2005)

Planning Assessment

Principle of Change of Use

The site is located within close proximity of the town centre within the area allocated for shopping and business use. Policy AS1 of the Local Plan states that change of use to A1 or A3 will be granted provided that there is no loss of residential accommodation, the development is appropriate to the locality and will not result in loss of existing shopping provision.

In this case the site is in close proximity to the town centre within a transitional area where the land use moves from commercial as the more dominant use to residential. It is considered that the proposed retail unit at this site will add to the vitality and viability of this locality and the town centre.

Residential Amenity

The proposed shop unit will be conditioned to be open for business during normal shop opening hours and therefore there will be no adverse impact in this case on any of the adjacent residential properties as there are other similar commercial premises in close proximity to the site.

Visual Amenity

The proposed shop front will be in keeping in design and materials to the adjacent estate agency shop front, power coated aluminium framed with an entrance door to match. A condition will be attached for details of the shop front colour to be submitted and approved prior to commencement of works.

Highway Matters

There is no off street parking available in relation to the site however this is the case for the majority of commercial premises surrounding the site and in the town centre. The Highways Authority do not consider that the additional unit will generate any significant increase in traffic to warrant a refusal in this case.

Recommendation

APPROVE for reason that :- 2PPii – amend – The proposed development is within the area identified for shopping purposes and would help meet the need for economic regeneration without... (add AS1 – remove AE2, AE4 and NE5)

1. C1Ci
2. C12Ai – amended – No development shall be carried out unless and until details of the colour and finish for the proposed shop front hereby permitted have been submitted to any approved by the LPA. Reason: DEV1.

3. The premises shall not be open for trade or business other than between the hours of 8:00am and 6:00pm daily.
Reason: In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer..... Date... 21/11/08

PB 21/11/08