Development Management - Delegated Officer Report

Application Number: AWDM/1175/20 Recommendation – Approve

Site: Unit 1, 7 Kings Crescent, Shoreham-By-Sea

Proposal: Change of Use from B1 (Business) to B1/B8 (Storage and Distribution) with small retail counter

Date of site visit: 7 September 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a B1 (now Class E(g)) unit in a predominantly residential area on Shoreham Beach. It is one of three units in such use. It is proposed to relocate an e-cigarette vaping business from the High Street, Shoreham into the unit, while at the same time continuing with the existing interlocking tiles business. Both businesses are run by the applicant. The existing business is for the supply and installation of interlocking flooring and there was a small sales counter at the entrance. The proposal is to introduce the vaping products for sale either by customer collection at the counter or for delivery. The proposal introduces more of a retail element than was previously the case.

At the time of the site visit it was clear that the works had been carried out to expand the sales counter and the vaping products were already on display for sale. The retail area is only slightly larger than it was previously but the introduction of a separate retail use necessitated the submission of the planning application.

Relevant Planning History

SU/10/91 - Change of use Of Former Joinery Workshop To Class B1 (Light Industrial) Use

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The applicant proposes no alterations to the existing access arrangements. There are no apparent visibility issues at the point of access onto Kings Crescent. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. Considering the existing use, the LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of movements to or from the site.

The application form states that six existing parking spaces are to be retained for this development. From inspection of the plans, there is a parking area fronting the site. It is unclear if this parking area could accommodate the stated parking provision, due to the layout and lack of a dropped kerb fronting the site. Nevertheless, the site as existing has operated safely with no known highway safety or capacity concerns. The LHA does not anticipate that the proposed change of use would give rise to any highway safety or capacity concerns.

Adur and Worthing Councils: The **Environmental Health Officer** has no objection

Representations

2 letters received from the occupier of 14 Fishermans Walk and 2 Kings Crescent:

- This should not open the door to the site becoming fully retail
- Would not wish to see increase in demand for parking
- It should be possible to maximise the existing parking area, possibly by reducing the pavement / kerb height, and making customer parking one way.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal introduces a retail element not connected to the B1 use and is not strictly in accordance with the policy on business units. However, the retail counter is small and is shared with customers for the interlocking tiles business and, as such, the predominant use of the building remains very much B1 (new Class E(g)).

On this basis, it is considered that the proposal is acceptable in principle.

Visual amenity

The proposal results in no change to the appearance of the building.

Residential amenity

The level of increase in activity associated with the introduction of the vaping business is not anticipated to be significant. It is considered to be necessary though to make the permission personal to the applicant as an alternative retail use here would not necessarily be supported in amenity and highway terms.

Parking

There is space in front of the unit for the parking of several cars although it is quite limited. The number of customers is not expected to be significant however and there are no highway concerns for the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Personal to applicant for sale of vaping products only – no other retail use allowed. On cessation of vaping sales, unit shall revert to E(g) use only
3. E(g)/B8 with A1 limited to area shown on approved floor plan
4. 8-6 Mon-Fri only
5. No external working/storage
6. Parking

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: 8 September 2020

Authorised by: Gary Peck Date: 8 September 2020