Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**

Site: **10 Station Parade, South Street**
Lancing, West Sussex, BN15 8AA

Proposal: **Change of use from A1 to A3 to enlarge existing cafe at 11 Station Parade (part retrospective)**

Date of site visit: 10 June 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a vacant shop (The Mobility Centre) within the former Luxor cinema in Station Parade. The Parade comprises a number of commercial premises, including The Railway Station Cafeteria at the southern end. The proposal is to extend the café use into the adjacent unit, subject of this application, to provide space for an additional 40 covers. No external alterations are proposed.

The unit has a floor area of 67sqm. A 3.6m wide opening will be formed in the party wall.

Relevant site history

None relevant

Consultations

Adur & Worthing Councils: The Environmental Health Officer has no objection

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AS1
Lancing Vision
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site lies within Lancing Town Centre as defined on the Local Plan Proposals Map and saved Local Plan policy AS1 seeks to protect this site specifically for A1 and A3 use. The emerging policies of the Revised Draft Adur Local Plan also reflect this. The NPPF promotes the viability and vitality of town centres and advises that planning policies should make clear which uses will be permitted in such locations. Lancing Vision identifies this part of South Street as the Village Heart where main town centre uses (A1, A2, A3, A4) are encouraged.

The proposed use would expand the existing café use in the adjoining unit and would enhance the commercial function of this part of Lancing. There is no objection in principle therefore to this application.

Visual amenity

The proposal will not result in any external alterations. There are already chairs and tables on the pavement outside the unit. No visual harm will arise.

Residential amenity

The property is within a mixed commercial and residential area and is within the village centre. The expansion of the café use should not result in any harm to residential amenity.

The approved hours of opening for the existing café are 08.30am to 11.30pm but it is understood that it currently opens at 7.30am, although it closes by early evening. In order to be consistent, the same approved hours will be imposed on the proposed extension to the café. The applicant has confirmed that they will apply to vary the hours of opening to cover the original and extended café.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Hours of opening

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: 17 July 2014

Authorised by: Gary Peck Date: 17 July 2014