Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0729/18

Site: **Unit 1 Technology House, West Road, Southwick**

Proposal: **Change of use of ground floor from Place of Worship (D1) to Offices (B1a)**

Date of site visit: 6 June 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey building on the corner of West Road and Laylands Road. It is currently in use as a church hall and meeting place (Class D1) on the ground floor with office use on the first floor. It is proposed to convert the ground floor to B1a office use so that the entire building is in B1a use.

Relevant site history

AWDM/0005/13 - Change of use from B1 Office to D1 Church/Place of Worship and ancillary offices/rooms on ground floor with B1 offices on the upper floor – approved

AWDM/1500/17 - Change of use of first floor from B1 Offices to D1 Education and Training and part of ground floor from D1 Church/Place of Worship to B1 offices (retaining Church use on rest of ground floor) – application withdrawn following HSE objection

Consultations

West Sussex County Council: The **Highways** Officer has no objection. WSCC maximum parking standards (adopted November 2003) set out a standard of 1 car parking space per 22sqm for place of worship. At 459sqm the existing use could have seen a maximum demand for 21 spaces. In comparison a B1A office use expects 1 space per 30sqm, a maximum demand of 15 spaces. The site is restricted for off street parking with no changes proposed to the existing vehicle accesses from West Road and Laylands Road where up to 5 cars total could be accommodated within the site.

The LHA acknowledge the restrictions for off-street parking. Nevertheless there are junction protection markings on the nearby road network which deter on-street parking in locations that would be detrimental to highway safety. There is no evidence that the existing access and parking arrangements have

resulted in a highway safety or capacity concern on the nearby publically maintained road network.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Adur & Worthing Councils: The **Environmental Health** Officer has no adverse comments to make

Sussex Police: No objection

Health & Safety Executive: Do not advise against development

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 8, 25
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is not identified within the Local Plan for any particular use or purpose but Policy 25 does support proposals for new employment floorspace. In this case, while there will be the loss of a community facility, the building is reverting to its original use as offices and there are not considered to be any reasonable grounds to object in principle.

The relevant considerations for this application are therefore the effects on the amenities of the occupiers of nearby residential properties, the effect on the character of the surrounding area and parking and highway safety considerations.

Visual amenity

The use involves no change to the external appearance of the building.

Residential amenity

The site is located within a mixed use area with flats and houses to the south and east. The proposed use is not expected to result in serious disturbance to the amenities of neighbouring occupiers.

Parking and Highways

WSCC has no objection to the proposal, noting that the parking requirements for offices are less than that required for a church use.

Hazardous Substances

The site lies within the inner consultation zone of the Valero Energy site at Shoreham Harbour but the HSE has not advised against the granting of permission in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved drawings
2. Time limit
3. B1(a) use only

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.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 21 June 2018

Authorised by: Gary Peck Date: 21 June 2018