Development Control – Delegated Officer Report

Application Number: AWDM/1407/15 Recommendation – APPROVE

Site: 32 Mill Lane Shoreham-By-Sea West Sussex

Proposal: Change of use of front room and hallway on ground floor to Class D1 (Osteopathic practice) and enclosure of porch to provide wc facilities

Date of site visit: 28-10-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a corner plot between Oxen Avenue and Mill Lane, occupied by a detached two-storey dwellinghouse of inter-war period. The site is bounded by a brick wall with hedging. The dwelling is served by an existing garage and vehicular access to the north boundary of the site, and a pedestrian gate to Mill Lane.

The Shoreham Conservation Area exists south of the site. The surrounding area is an inner neighbourhood of Shoreham, north of the town centre.

The proposal is for the partial change of use of this dwelling to an osteopathic practice. The current homeowner, who plans to retire, will continue to live in the rest of the building with his family when he operates the business from his home.

Consultations (summarised)

West Sussex County Council: *WSCC raise no objection subject to any conditions attached. The change of use will increase the number of trips to and from the house. The application states the clinic will be open 8.30am to 5.30pm, Monday to Friday, however the number of potential appointments per day is not made known. An assumption based on a 'worst case' scenario could be 1 appointment every 30 minutes which if fully operational could create 2 trips (4 movements) each hour. The site has no parking and would rely on spaces within the public highway. As the area is residential it is un-known what the parking conditions are like, however a desk top analysis would concede that there would be parking available. No enforceable parking restrictions are present at the junctions of Oxen Avenue and Overmead, although it is unlikely that the number of cars associated with this change of use would cause any unsafe obstruction to the public highway. Cycle storage is available to clients wishing to cycle.*

Adur & Worthing Councils Environmental Health: *No objections in principle but I would recommend a condition regarding the hours of use.*

Representations: None received**.**

Relevant Planning Policies

Saved Adur District Local Plan: AG1, AH7, AH3, AH6
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The National Planning Policy Framework (the NPPF) is a material planning consideration in determining planning proposals where the local plan is out of date (as is the case with Adur District).

Paragraph 19 of the NPPF is unequivocal that the planning system does *everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth*.

There is a continued need to maintain a supply of housing to meet the need and demand of the district. This is embedded in Saved Policy AH6 which resists the loss of existing dwellings.

However this proposal involves the creation of a mixed use as opposed to the loss of the dwellinghouse – it will be continued to be lived in. Such a mixed use arrangement is acceptable in principle, subject to satisfying the following amenity issues.

Visual amenity and Heritage Assets

The new enclosed entrance porch would be plastic with wood effect. The framing arrangement would be appropriate to the design and style of the host dwelling. The raised wall is disappointing but would not be conspicuously visible from public vantage point in the street.

No visual harm would arise, and the special qualities of the adjacent Conservation Area would be preserved.

Residential amenity

As the building is detached and on a corner plot, there is only one neighbour who would be principally impacted upon by the development - No. 30 Mill Lane.

This neighbouring building has a side window facing the application site. This does not serve a habitable room, and comings and goings associated with the business will be via the front drive and entrance, so no intrusive loss of privacy would occur onto the neighbour.

The intended opening hours are 8.30am – 5pm, Monday to Friday. It will not operate at the weekend. These are not antisocial hours. The business will operate with no more than two patients present at any one time. This is a relatively discreet impact, and unacceptable noise and disturbance would not arise.

Parking, waste, and Accessibility

There are no on-street parking restrictions in the immediate locality. It is not proposed to provide on-site parking for clients. There is one car parking space on site, for the homeowner's own vehicle. Two cycle spaces are to be provided.

Although the number of potential appointments per day is not made known, an assumption based on a 'worst case' scenario could be 1 appointment every 30 minutes which if fully operational could create 2 trips (4 movements) each hour.

This is a relatively low level trip generator, and Oxen Avenue is a quiet residential street which displays the capacity to accommodate on-street parking demand generated by this use. Mill Lane is busier, but also displays capacity for additional on-street parking.

The local planning authority concurs with County Highways in raising no objection to the proposal in relation to highway safety and parking concerns.

Waste storage will be provided on site as now.

Recommendation

APPROVE, subject to the following conditions:-

1. Standard time limit
2. Approved Plans
3. Brick work on enclosed porch to match existing
4. No working, trade or business whatsoever (including arrival, reception or despatch of deliveries) shall take place on the premises except between the hours of:-

   8.30 am and 5.00 pm of the same day, each day Mondays to Fridays

   nor at any time on Saturdays or Sundays or Public Holidays.

   Reason*:* In the interests of amenity having regard to AG1 of the Adur District Local Plan.

Informative

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: Matthew Porter Date: 18-11-2015

Authorised by: Peter Barnett Date: 18 November 2015