Development Control – Delegated Officer Report

Application Number: AWDM/1232/17 Recommendation – APPROVE

Site: 75 Upper Brighton Road, Lancing, BN15 0JQ

Proposal: Change of use of ground floor from car showroom to mobility and care products showroom (sui generis).

Date of site visit: 04.09.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a vacant, ground-floor detached commercial lock-up unit (482.44 sqm) located on a prominent corner site with the A27 Upper Brighton Road to the north and Busticle Lane to the west. There are traffic lights located on this junction, and the vehicular access into the site is situated very close to the traffic lights.

The first floor is currently a mixture of residential and office use linked with the ground floor use, and an external staircase is the means of access into the first floor. The first floor is not part of the application

The locality comprises predominantly residential, comprising bungalows in the main.

Relevant Planning History:

S/1/90/TP/6120 Extensions (M.O.T. Bays). **Refused 13.02.1990**

S/25/94/TP/15603 Application For Cert Of Lawfulness For Display Of Vehicles For Sale On Forecourt & Use Of Power-Driven Machinery For Mot Testing & Gen Workshop Use **Approved 29.09.1994**

S/37/94/TP/15712 **I**nternally-Illuminated Pole Sign At Front And Non-Illuminated Signs On Buildings and Wall **Consent 29.12.1994**

S/39/94/TP/15714 Formation Of Pitched Roofing; Alterations; Removal Of Canopy; Replacement Of Workshop Roofing; And Associated Improvements **Approved 09.01.1995**

S/74/00/TP/18838 Alts To Convert F/F Flat To Offices, WC's & Wash Facils Incidental To Car Showroom & Workshop In Add To New External Fire Escape Staircase On SW Side **Approved 04.12.2000**

AWDM/1537/17 Single storey extension to north/east elevations; new metal cladding to south, east and west elevations. Conversion of first floor one bedroom flat into 2no. one bedroom flats**.** **Current**

AWDM/1550/17 5no. non illuminated fascia signs to north, east and west elevations for CareCo. **Current**

Proposal

Permission is sought for a change of use to a sui generis use selling mobility scooters and associated care products. The former car sales showroom will be utilized for the display of goods, and the former car repair workshop to the east side of the showroom, will be utilized for storage of goods.

24 car parking spaces for the use are shown within the existing forecourt area.

Opening hours Monday to Saturday 0800 – 1800, and Sunday 1000 - 1600

Consultations:

WSCC Highways :

"The proposed change of use of the above car show room has been considered by WSCC as the Local Highway Authority. No objection is raised.

The site will not require any new access points and the existing access; located to the west of the site onto Busticle Lane is considered acceptable. It is wide and can accommodate two cars should they need to pass each other. The access is also in close proximity to the A27 and there are controlled traffic lights in place directly outside the site at the junction with Busticle Lane and the A27. These help to control the large volumes of traffic turning south from the A27 into Busticle Lane and also for cars wishing to turn right onto the A27. A right hand turn lane is provided and this gives cars travelling northbound on Busticle lane a space to stop in to turn into the access which will prevent any blocking of the road for cars wanting to travel left onto the A27.

As there are already good traffic management systems in place here the proposed change of use will not create any significant changes to the number of trips to the site. The applicant has suggested that there may be in the region of 10 to 15 trips per day; and 3 staff members. Deliveries will arrive in small transit sized vans which can be accommodated and would be able to park, turn and exit in forward gear.

The existing car park can already accommodate 24 cars so there would be plenty of space for deliveries, staff parking and customers. As the shop caters for products for the disabled or people with mobility issues the applicant should consider the manual for streets guidance to provide at least 5%, if not more, of the car parking allocation for disabled users."

Environmental Health: If ground works, full contamination condition required.

Southern Water: Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the

matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

We request that should this application receive planning approval, the following informative is attached to the consent: "A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove,Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Representations: Sompting Parish Council:
Customer made comments in support of the planning application

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AE16
Submission Adur Local Plan as modified in accordance with the Inspectors recommendations: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal which would reuse an existing property within the built up area. The key concerns are the effects on neighbouring residential and visual amenities of the locality.

Visual Amenity

The proposed change of use would take place within the ground floor of the detached premises and seeks to display mobility and care products such as mobility scooters, wheelchairs, walking frames, bath lifts, hoists, electric adjustable beds and recliner chairs. There would be no external alterations. The Planning Statement states that there would be approx. 10-15 customers daily who would be looking to view any products available before a purchase is made. Any large/bulkier items that are ordered will be sent out from the Brentwood premises. (Brentwood being the location of the distribution centre for CareCo).

The existing garage/workshop will be used for storage and the first floor offices and residential accommodation will not be altered. The premises will remain a single planning unit.

With regard to the first floor, it should be noted that this is at present incidental to the ground floor car showroom and workshop (S/74/00/TP/18838 refers).

Deliveries to the premises will be made via small transit vans, and are limited to approx. 1 per week during trading hours.

The previous use of the site was for car sales and repairs, it is considered that the proposed use for mobility and care products will likely be less obtrusive and or noisy onto the neighbouring residential properties.

There is no objection to the use by WSCC highways, particularly given that the existing vehicular access will not need to be altered and there is sufficient car parking available on site.

Residential Amenity

The upper floor of the premises will not be altered and therefore this element should not result in any material change for the neighbouring residential properties no. 73 Upper Brighton Road to the east; and no. 82 Busticle Lane, both bungalows, particularly given that the external staircase to the first floor is very close to no. 82 Busticle Lane.

Whilst there will be deliveries taking place of the mobility products and members of the public will be viewing the products on site, the use is considered to be less intrusive onto the neighbouring residential properties than the previous car sales and car repair use.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. No external lighting etc
4. Hours of use
5. Deliveries shall be undertaken only during trading hours and at no time outside of those hours
6. A minimum of 5% of available on site car parking spaces should be allocated for disabled parking in accordance with the agents letter dated 31.10.2017 and should be maintained as disabled parking in perpetuity of the use, unless or until agreed by the LPA in an application on that behalf.

Informative

1. Approved without amendment
2. Should any ground works take place attention is drawn to the Environmental Health Pollution comments regarding contamination, and guidance should be
3. This permission does not purport to approve the first floor as an independent residential unit to which permission will be required on an application in its own behalf.
4. Sewer connection.
5. Sewer on site.

6. Sewer maybe on site

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

Case Officer: Eve Hearsey Date: 27.11.2017

Authorised by: Peter Barnett Date: 28 November 2017