Development Control – Delegated Officer Report

Application Number: AWDM/0267/24 Recommendation: APPROVE

Site: **Roberts Warehouse, Ivy Arch Road, Worthing**

Proposal: **Change of use from light industrial (Use Class E) to Use Class B2 for car servicing, maintenance and repairs use including class 4 and 7 MOT testing**

Date of site visit: 04 April 2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the northern side of Ivy Arch Road within an area of largely industrial uses. The subject site contains a single storey building with two units in light industrial use.

Proposal
The development proposes changing the use from light industrial to B2 to facilitate the use of the unit for car servicing, maintenance repairs and MOT testing.

Relevant Planning History:
AWDM/1660/23: Application for a Lawful Development Certificate for Proposed use will be for a vehicle garage for servicing, MOT (cars & commercial vehicles class 4 & 7), repairs and diagnostics. Withdrawn

Consultations:

West Sussex County Council as Local Highway Authority:

This application seeks the change of use from light industrial (Use Class E) to Use Class B2 for car servicing, maintenance and repairs including MOT testing. The site is located on Ivy Arch Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed change of use is not anticipated to give rise to a significant material intensification of use of the existing access point, over what the existing use would currently generate.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Six car parking spaces will be provided within the front forecourt. From inspection of the plans, the proposed parking bays appear suitably sized and on-site turning appears achievable.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal

Environmental Health (Public Health and Regulation): there are no adverse EH comments for this application.

Environmental Health (Private Sector Housing): No comment

Representations:
None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM11
National Planning Policy Framework (2023)
National Planning Practice Guidance

Planning Assessment

Principle of development
Policy DM11 of the Local Plan states Existing premises, sites or floorspace which are used for, or last used for, employment uses, located within Key Employment Areas will be protected against loss to other uses. Ivy Arch Road is identified as a key industrial estate. The proposal results in a change of use but the proposed use is for general industrial activities within B2 use. It is therefore considered that the proposal will protect the supply of industrial floorspace in Worthing.

Visual Amenity
There are no external changes proposed therefore there will be no impact on the character of the area.

Residential Amenity

The site is located in an area dominated by industrial uses. The nearest residential properties are to the rear behind the units. The proposed activities carried out in the unit will have similar effects to the lawful use and it is therefore considered that there would be no demonstrable impact on these residents.

Opening hours will be restricted by condition to ensure that the amenity of neighbours to the rear is not negatively impacted outside normal working hours.

Transport

The site is located on Ivy Arch Road, an unclassified road subject to a speed restriction of 30 mph.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. No working, trade or business shall take place on the premises except between the hours of 7:30 am and 6.00 pm on Monday to Friday (inclusive) and 07.30 am and 2.00 pm on Saturday. There shall be no working on the site on Sundays or Bank or Public Holidays.
   Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with policy DM5 of the Worthing 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: Louise Prew Date: 16/04/2024

Authorised by: Gary Peck Date: 16 April 2024