Application Number: ADC/0232/08 **Recommendation – APPROVE**

Site: **7 Ferry Road, Shoreham-by-Sea BN43 5RA**

Proposal: **Change of use of existing kitesurfing shop to primarily a Class A3 licensed cafe (with ancillary kitesurfing sales and lessons)**

The Application

The site is located within a parade of commercial properties which include a pizza takeaway, Indian takeaway, post office, beach shop, hairdressers, embroidery shop and diving shop. The parade has residential flats above. There is a large block of flats opposite with dwellinghouses to the rear.

Permission is sought to change the use of the Use Class A1 retail unit trading as 'Stormriders' from a kite surfing shop to a Class A3 licensed café with an ancillary use for kite surfing sales and lessons. The shopfront will remain unchanged with the entrance door and shop window. The fascia sign has already been changed in line with the proposal.

Consultations and Representations

West Sussex County Council: No highways objection.

Adur District Council: The Environmental Health officer has no overall objection subject to limitation of opening hours to 0730-2030 with shorter hours on Sundays (eg. 0900-1600) and a requirement for details of the kitchen ventilation system to be approved prior to commencement of works.

Third Parties: 3 letters of objection have been received from No.5A Ferry Road and No's 5 and 10 Pacific Court, Riverside, raising the following: -

- Increased waste and refuse in communal path and doorway.
- Applicant blocks access with vehicle.
- No smoking area provided.
- There are already a number of coffee shops, licensed premises in this area and there is no need for another one.
- Increased traffic, danger and risk to highway safety.
- Increase noise and disturbance within this area.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, DEV1, DEV4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS5
PPS1 'Delivering Sustainable Development' (ODPM 2005)

PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The site is located within the main neighbourhood shopping area serving Shoreham Beach. Policy AS5 of the Local Plan states that permission will not normally be granted for changes to non-retail use at ground floor level, proposals for non-retail uses will be treated on their merits and will be assessed in relation to the need for the proposed use compared to retail use of the particular premises concerned.

Principle of Development

Although not an A1 use, the proposed use as predominantly a café is akin to a retail service and is considered to be acceptable in principle. Kite surfing sales will still take place, thereby retaining some retail activity at the premises. There are other retail facilities available in this parade and there is pedestrian access to Shoreham Town Centre which is relatively close.

Residential Amenity

There is as existing an impact on the occupiers of the surrounding residential flats and houses as a result of the existing cafes, shops, takeaways and public house within this well-established parade. There may be some increase in traffic and noise as a result of the proposed café due to increased numbers of customers and also later opening hours, but it is not considered that the proposal would have an impact on nearby residential properties to a significantly greater extent than already exists. The opening hours can be restricted.

With regard to potential odour, the Environmental Health officer has stated that details of a kitchen ventilation system must be provided for the Council's approval prior to commencement of the development. A condition is recommended to be imposed to ensure that details are provided and a sufficient system is installed to control odours.

Visual Amenity

The shop frontage will remain as existing with no significant changes (other than the new fascia sign) and there are no proposals to have any seating on the road frontage.

Recommendation

APPROVE for the reason that:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment

to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the policies of the Adur District Plan (AG1, AS5) and the West Sussex Structure Plan (LOC1, DEV1, DEV4-5)

Subject to:-

1. C1Ci (Standard Time Limit)
2. C14 L (Restriction of opening hours to 8am-10:30pm Monday to Saturday and 9am-9pm on Sundays, with additional half hour for all activity to cease) (amended)
3. C14O (Odour extract system to be provided in accordance with details to be submitted and approved)

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