Development Management – Delegated Officer Report

Application Number: AWDM/0460/23 **Recommendation: Approve**

Site: **Rosecroft, 8 Cross Road, Southwick**

Proposal: **Change of use from part care home, part house in multiple occupation to a vets practice with associated accommodation.**

Date of Site Visit: 16 May 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a building at the north end of The Green, within the Southwick Conservation Area. It was formerly in use as a care home (Class C2) but more recently has been used as a House in Multiple Occupation by 6 residents on a temporary basis.

The application proposes to change the use of the building to a vets practice. The proposed plans show 3no. Consulting rooms on the ground floor with a theatre and prep room, dental and x-ray areas and reception. Kennels and a cattery are also shown provided within the building at ground floor. At the rear of the building on the ground floor a 1 bed flat is to be provided for a visiting vet.

At first floor there is a 4th consulting room, rest room, office, storage and a 2nd 1 bed flat, this time for the practice manager.

5no. parking spaces are proposed, including 1 disabled user space and 1 EV charging space.

Planning History:

AWDM/0683/19 - Change of use from Residential Care Home C2 to Residential Care Home C2 and House in Multiple Occupation (6 rooms C4) (retrospective) - approved

Consultations:

West Sussex County Council: The Highways Authority has no objection. The applicant proposes to utilise the existing vehicular access on Cross Road, with no

alterations proposed. Whilst the proposed change of use may result in an increase in vehicular movements to and from the site, the LHA does not anticipate that this would have a significant impact on the local highway network.
An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely, or that the proposal would exacerbate an existing safety concern.
Regarding parking, the plans demonstrate five car parking spaces for this development. From inspection of the plans, the proposed parking bays appear suitably sized and on-site turning appears achievable.
Given the number of consultation rooms and proposed number of employees, the proposed development may result in some overspill parking having to be accommodated on-street. There are parking restrictions in place nearby prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that parking on-street would lead to a detrimental highway safety impact or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is in a sustainable location, whereby staff and visitors may not necessarily need to rely on the private car to visit the site.

Adur and Worthing Councils: Public Health: I note that there are two kennels on the ground floor plan, both of which have windows (which could be open), creating a weak point of the structure. Therefore I recommend the following to reduce the likelihood of a loss of of residential amenity:
“The use hereby permitted shall not commence unless and until a sound insulation scheme for the proposed kennels has been submitted to and approved by the local planning authority. The scheme shall achieve 45dB LAeq(5mins) at the boundary of the premises. A test shall be undertaken prior to occupation to demonstrate that the attenuation measures proposed in the scheme are achieved.”
There are no hours proposed within the application. I would recommend the following in the event that it is not 24/7 to protect adjacent residential amenity:
08:00-19:00 Monday-Sunday

Planning Policy: Policy 20 of the Adur Local Plan 2017 states that proposals that would result in the loss of dwellings to non-residential use will not be supported. I understand the premises in question were an HMO (use class 4) and care home (C2) rather than C3 dwelling-houses. I also note that the proposal would not result in a complete loss of residential use in the wider sense, as it includes two flats (albeit one is for visiting vet use only).
No policy objection.

Southern Water: Standard advice

ADCAG: Approve

Representations

4 objections received from the occupiers of 2,4,6 Cross Road and 3 Southview Road:

- The property has been very poorly maintained and because of this we have no confidence that the change of use will result in an improved condition and appearance of what is a large property.
- Insufficient number of on-site parking spaces could well impact on the surrounding roads.
- Highway safety concerns
- Noise disturbance from barking dogs in a residential area
- Inadequate soundproofing
- Will it be a 24 hours service?
- Concern at waste disposal

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 28, 34
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

There is no objection in principle to the introduction of a vets practice, subject to there being no harmful effects on the residential amenity of the area or neighbouring properties, and no detrimental effects on highway safety or parking. The provision of two flats within the development ensures that there is not a complete loss of residential use on the site.

Visual amenity

No external alterations have been proposed as part of this application and therefore there would be no significant impact on visual amenity.

Residential amenity

The building was previously in use as a care home and would have generated regular activity through staff, visitors and deliveries. This, together with its recent use as an HMO and its former use as a dwelling, has established a residential presence on the site and the proposed flats are therefore considered to be acceptable. In order to avoid conflict of uses, it is recommended that the flats are restricted by condition to be occupied by vets associated with the practice only.

There are dwellings to the north, east and west of the site and concern has been raised about the potential for noise disturbance arising from dogs and cats staying

overnight in the kennels and cattery. These rooms are within the building but do have windows which could allow for noise to escape. The Environmental Health Officer has recommended a sound insulation scheme be provided for the kennels and hours of operation be limited to 8am -7pm Monday to Sunday in order to protect residential amenity.

Waste storage is to be provided on the west side of the building.

Parking and access

5 parking spaces are shown which WSCC Highways considers to be adequate and no objection has been raised. There appears to be sufficient space on surrounding roads for any overspill parking, should it be necessary, without causing a loss of amenity for residents.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The use hereby permitted shall not commence unless and until a sound insulation scheme for the proposed kennels has been submitted to and approved by the local planning authority. The scheme shall achieve 45dB LAeq(5mins) at the boundary of the premises. A test shall be undertaken prior to occupation to demonstrate that the attenuation measures proposed in the scheme are achieved
4. Hours limited to 08:00-19:00 Monday-Sunday
5. Flats to be occupied by vets associated with the practice at 8 Cross Road only
6. Parking to be provided in accordance with approved plan
7. Waste storage to be provided in accordance with approved plan

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 26 May 2023

Authorised by: Gary Peck Date: 26 May 2023