

PLANNING APPLICATION REPORT**REF NO:** BR/322/10/**LOCATION:** 23 High Street
Bognor Regis**PROPOSAL:** Change of use of ground floor shop from Class A1 to Class A2 (financial & professional services)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 180 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to pedestrian footpath to front.
SITE CHARACTERISTICS	The site is a terrace of commercial premises, with brick faced upper elevations. There is a glazed shopfront at ground floor level.
CHARACTER OF LOCALITY	The site forms a terrace of a range of commercial premises and lies within central Bognor Regis, where commercial uses are predominant.

RELEVANT SITE HISTORY

BR/119/10/	Conversion of existing two storey building to form 1 no. 2 bedroom cottage fronting Belmont Street and demolition of existing single storey industrial type storage building and construction of a new 1 no.1 bedroom mews property, both with courtyard gardens.	Approve Cond 22-06-2010
BR/110/59	Shop front	Approve 23-09-1959
BR/485/75	New shop front and renovation to existing fascia	Approve Cond 27-08-1975
BR/442/77	Conversion of single unit over shop into 2 self contained flats - alterations to shop store & staff toilets	Approve Cond 14-09-1977

BR/6/78

Alterations to living accommodation over
shop & stores - provision of staff toilets

Approve Cond
01-02-1978

REPRESENTATIONS

Representations received:

Bognor Regis Town Council
No Objection

Three letters of objection, on the grounds that there are already several similar businesses within Bognor Regis, and an additional cheque exchange would pose a threat to the existing businesses. More retail outlets are required.

Comments on Representations received:

Noted.

Competition between businesses is not a material planning consideration. Planning permission is being given for an A2 use, this could include banks, building societies, estate agents..., and is not specific to a cheque exchange business.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Building of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application seeks planning permission for a change of use from an A1 use to an A2 use. The principle of such a change of use is considered acceptable in this location. Policy DEV30 of the Arun District Local Plan states that change of use from retail will not be permitted for shops which are located outside the defined Principal Shopping Areas. However the application site lies within the Principal Shopping Area and therefore this policy restriction is not applicable. Nonetheless, the premises have been vacant since January 2010.

The proposed change of use would not include any significant changes to internal layout or external appearance of the building, with the exception of a new fascia sign which will be subject to a separate advertisement consent. Therefore it is considered that the proposed development would have a negligible impact on the visual amenities of the locality.

It is not considered that the proposed A2 use would result an intensification of the use of the site in comparison to the previous A1 use, and as such it is not deemed that the proposed change of use would have a materially adverse impact on the residential amenities of the occupiers of the residential properties located within the building.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following approved plans; drawing no's (D)001, (D)003, (D)004, received 29th November 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** This application does not puport to grant advertisement for the signage as shown on the details submitted with the application, for which a separate application for advertisement consent will be required.

4 **INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010**

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1,PPS4

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.