P/110/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Change of use from A1 to A2 (Independent Financial Advisory Service) 1A The Parade Pagham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Change of use of commercial premises from Use Class A1 (Shops) to Use Class A2 (Financial & Professional Services) By virtue of site visit, established refurbishment works to commercial premises undertaken.
SITE AREA	51 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Front boundary defined by public footpath
SITE CHARACTERISTICS	End of terrace brown brick walled two-storey building with ground floor commercial premises and residential/office over
CHARACTER OF LOCALITY	Commercial premises with surrounding residential accommodation

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/7/99	Change of use from retail to Estate Agents office	Approved Conditionally 01-03-1999
P/40/06	Change of use from A1 to A2 (independent Financial Advisory Service)	Refused 09-06-2006 Appeal Lodged

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection
District Property Services	To complete the questionnaire will demonstrate whether or nor the premises have been adequately marketed. If so, application will have a greater chance of success

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
Arun District Local Plan: GEN7, DEV30

PLANNING POLICY GUIDANCE

PPS1: Delivering Sustainable Development
PPS6: Planning for Town Centres

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to whether the existing premises are viable as a retail shop.

COMMENT ON CONSULTATION RESPONSES

Noted. However, the agent submitted further evidence subsequent to the consultation response from District Property Services in which the questionnaire has completed and additional marketing information provided demonstrating that the premises have remained vacant for a long period and that reasonable attempts have been made to market the premises for retail purposes. It is therefore considered that this evidence successfully demonstrates retailing is no longer a viable use for the premises.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 has been determined that the current A1 use of the building is no longer viable, and there is no

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

material adverse impact in regard to the visual and residential amenity of the surrounding area, or impact upon the established character and appearance of the locality.

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

The previous application (P/40/06) was refused as the application did not contain the information required by DEV30 of the Arun District Local Plan. In the current application, this information has been supplied and it is considered that the current A1 use of the building is no longer viable. The loss of this small-scale A1 unit to an A2 use is not considered detrimental to the established character and appearance of the locality, which is predominately commercial in nature, nor the vitality of the shopping parade as other A1 units are situated in the locality.

Further the proposal is considered to be accommodated in a manner which provides a satisfactory standard of amenities and facilities, and not to result in any material adverse impact upon the visual and residential amenities of neighbouring land uses/occupiers.

It is therefore recommended that the planning application should be approved, subject to the conditions outlined overleaf.

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1A The Parade
Pagham

RECOMMENDATION

Approve