

Application Number: AWDM/1711/20	
Site:	26-28 Madeira Avenue, Worthing
Proposal:	Change of use and sub division of existing single residential dwelling (Class C3) to Independent Psychology & Psychiatry practice (Class E) (number 28) and as a single dwellinghouse (Class C3) (number 26).

The Planning Services Manager introduced the report and advised that one further letter of objection had been received on the grounds of adverse impact on the nature and character of the street, together with increased traffic and parking pressures. The Planning Consultant acting for the objectors had also submitted a further letter dated 18 January 2021 which had been circulated to Members of the Committee.

Members were shown an aerial photograph of the site and the Officer advised No 26 would become a single residential unit and No 28 was subject to a change of use to an independent psychology and psychiatry practice.

The Officer produced a number of plans and photographs to assist Members' consideration of the application; gave some background on the building's former use; and referred to the Environmental Health Officer's concerns regarding the entrance to No 26. The Officer confirmed the lift would be removed and entry would be through the front door.

The Officer's recommendation was for approval.

There were further representations from three objectors who had all elected to join the meeting. A representation from Ward Councillor Keith Bickers, who joined the meeting, and Ward Councillor Carl Walker, who was unable to join the meeting however, his representation was read out by an Officer. There was also a representation from the agent in support and the applicant had joined should the Committee Members wish to raise any further queries for clarification.

At the start of the debate a Member proposed the Officer's recommendation be agreed, subject to the amendment to condition 6, for no patients to be seen outside of 09:00 to 17:30hrs. Another Member expressed his support for the application and felt the applicant had shown there was a demand for the service despite residents' concerns. The Member also felt that due to the building's configuration, should the application be refused, an application could be received for a House in Multiple Occupation (HMO). The Member agreed to second the proposal put forward.

Following further debate, the Committee Members voted unanimously in favour of the application, subject to the amendment of the hours of use as suggested; an amendment to condition 7 to specifically refer to visitors; and an additional condition (No 8) regarding sustainability measures being incorporated within the development.

Decision

That the planning permission be **GRANTED**, subject to the amendment to condition 6 to read: No patients are to be seen at the premises outside of 09.00 to 17.30hrs, Mondays to Fridays (excluding Bank or Public Holidays); the amendment to condition 7 to specifically refer to visitors; the addition of condition 8 requiring details of sustainability measures to be incorporated within the development; and the following conditions:-

01 Approved Plans

02 Full Permission

03 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

04 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

05 The premises shall be used as a psychology practice only and for no other purpose within any other Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: In the interests of amenity

06 No patients are to be seen at the premises outside of 0900 hours to 1730 hours Monday to Fridays (excluding Bank and Public Holidays).

Reason: In the interests of the amenities of surrounding residential properties.

07 Within 1 month of the date of the permission hereby granted a management plan shall be submitted to the Local Planning Authority specifying the number of staff and patients to work and visit the premises and measures to be taken to limit the impact of the use of the premises upon the surrounding residential area, which include details of methods undertaken to ensure that all staff and particularly visitors are aware that no parking is available on Madeira Avenue, the location of alternative

parking locations and encouraging the use of other modes of transport. The approved details shall be maintained thereafter unless otherwise agreed in writing with or by way of an application to the Local Planning Authority.

Reason: In the interests of neighbouring residential amenity

08 Details of sustainability measures to be incorporated within the development.