

DELEGATED REPORT

REF No: 18/16627/FUL

SITE: 97 Brighton Road, Surbiton, KT6 5NF

WARD: St Marks

PROPOSAL:

Change of use from A2 to Sui Generis (Dog Grooming Salon)

Plan Type: Full Application

Expiry Date: 07/12/2018

APPLICANT'S PLAN NOS:

Block Plan	Received	12/10/2018
Existing Elevations Photo	Received	25/09/2018
P/01 Rev B Proposed Basement & Ground Floor Plan	Received	07/12/2018
P/02 Rev B Proposed First & Second Floor Plans	Received	07/12/2018
P/03 Proposed Roof Plan	Received	27/09/2018
P/04 Proposed Front Elevation	Received	27/09/2018
S//01 Existing Basement & Ground Floor Plans	Received	24/09/2018
S/02 Existing First Floor & Roof Plans	Received	24/09/2018
Site Location Plan	Received	12/10/2018

PLANNING POLICY GUIDANCE/PLANNING POLICY STATEMENTS

DEVELOPMENT PLAN:

Mayor for London
London Plan March 2016 (consolidated with alterations since 2011)
LDF Core Strategy Adopted April 2012
Kingston Town Centre AAP 2008

POLICIES

CS 11	LDF CORE STRATEGY CORE POLICIES Economy and Employment
DM09	LDF CORE STRATEGY DEVELOPMENT MANAGEMENT Managing Vehicle Use for New Development
DM10	Design Requirements for New Developments
DM17	Protecting Existing Employment Land and Premises
DM19	Protecting Existing Retail Uses

PREVIOUS RELEVANT HISTORY

08/16117/FUL	Retention of facade and redevelopment of front of site to provide 2 x A1/A2 units and 4 x B1 units, and 3 x 4 bedroom mews houses at the rear of site with associated parking and landscaping	Permit with conditions 10/10/2008
08/16175/FUL	Erection of extensions and alterations to the existing premises to form new shop area, ancillary office space; erection of detached building at rear to provide storage on ground floor and provision of 1 x 1 bedroom and 1 x studio flat on first and second floors	Permit with conditions 14/08/2009
90/1763/ADV	Display of internally illuminated wall fixed sign	Refused 16/01/1991
97/7279/FUL	Erection of single storey office building	Permit 5 Year Condition and Conditions 27/03/1998
99/07310/FUL	Erection of single storey rear extension to existing office building (Class B1).	Permit 5 Year Condition and Conditions 29/02/2000
12332	Use as ophthalmic consulting rooms	Permit 19/09/1973
29206	Erection of storage building	Permit 12/12/1984

CONSULTATIONS

1. Neighbour notification: 26 local addresses have been notified. No written representations have been received.
2. RBK Environmental Health Officer: No objections

SITE AND SURROUNDINGS

3. The application concerns a two storey terraced property (with basement accommodation) situated on the SW side of Brighton Road. The property is not Listed and does not lie within a Conservation area, but does lie within the Surbiton District Centre

PROPOSAL

4. The application proposes the change of use of (the ground floor) from A1/A2 to Sui Generis (Dog Grooming Salon). Note: the application refers to the existing/lawful use as B1, however host permission 08/16117/FUL permitted this unit to be A1/A2 (and conditioned this as such). According to their website, the previous occupant (Noise Meters Ltd), sold noise monitoring equipment from the premises and also had a showroom with some associated office space, and this use is considered to fall within use class A2.

ASSESSMENT

5. Policy DM19 states that the Council will retain shopping frontages in the District Centres predominantly for retail use. Applications for change of use which would threaten the predominance of A1 uses will be resisted.
6. Policy DM17 also seeks the retention of employment land within district centres.
7. The most recent town centre health check (2017/2018) indicates that 46% of the units within the District Centre were in A1 use, 17% in A2 use, and 16% in A3 use. The proposed development would result in the loss of a current A2 unit, but would not result in the loss of an A1 unit, and so would not threaten the predominance of A1 uses within the District Centre. Similarly, the proposal would not result in the loss of employment land (as the proposed use would provide employment for 1.5 FTE workers). Therefore, subject to the retention of a shopfront, the proposed change would not harm the vitality or viability of the District Centre. Moreover, the use would generate visits to the unit thereby ensuring footfall in this part of the district centre.
8. There are no residential occupiers in the development (93-97), and the immediate area is primarily commercial, and the site lies within a district centre. As such, the proposed hours (8am-8pm) would not result in undue harm to neighbouring residential amenity in terms of loss of light/outlook. Similarly, there would be no material increase in traffic/trip generation as a result of the proposed change of use.
9. Given the above, the application is recommended for approval.

RECOMMENDATION

Approve subject to the following condition(s):

- 1 The development hereby permitted shall be commenced within 3 years from the date of this decision.
Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan	19/10/2018
P/01 Rev B Proposed Basement & Ground Floor Plan	07/12/2018
P/02 Rev B Proposed First & Second Floor Plans	07/12/2018
03 Existing & Proposed North Side Elevations	19/10/2018
04-B Existing & Proposed Site Layout	19/10/2018
05 Existing & Proposed South Side Elevations	19/10/2018
Site Location Plan	19/10/2018

Reason: For avoidance of doubt and in the interests of proper planning.

- 3 A shop window display shall be maintained at all times.

Reason: In order to maintain the continuity and interest of the shopping frontage.

- 4 No customers shall remain on the premises outside the hours of 8am to 8pm on any day.

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

Signature of Case Officer: Paul Young

Date : 17/12/2018

Signature of Lead Officer: Barry John Lomax

Date : 17/12/2018

To be initialled by the Chair of Neighbourhood Committee or other authorised Councillor in all cases involving unresolved material planning representations.

1. I endorse the recommendation of the Service Director(Planning and Transportation) to GRANT planning permission

Signature : _____

Date : _____

or

2. I wish this application to be referred to the Committee for determination.

Signature : _____

Date : _____

Signature of Authorising Officer :

Date :