

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/01961/FULL2

Ward:
Orpington

Address : 276 High Street Orpington BR6 0ND

OS Grid Ref: E: 546166 N: 166111

Applicant : Mr Justin Speller

Objections : NO

Description of Development:

Change of use from retail (Class A1) to Tanning Salon (Class Sui Generis).

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Distributor Roads
Open Space Deficiency
Primary Shopping Frontage

Proposal

Permission is sought to convert this vacant retail unit from Class A1 use to a tanning salon (Sui Generis use). The proposed use will incorporate a front reception area and a number of cubicles at the rear.

Location

The site is situated along the western side of Orpington High Street, approximately 50 metres north of its junction with Knoll Rise. It falls within the Primary Shopping Frontage of Orpington High Street.

Comments from Local Residents

Nearby owners/occupiers were informed of the planning application and no comments were received.

Comments from Consultees

No technical Highways objections have been raised.

Planning Considerations

Policy S1 of the Unitary Development Plan advises that in primary retail frontages, as defined on the Proposals Map, the Council will only permit changes of use from retail (Class A1) to other uses where the proposal would:

- (i) not harm the retail character of the shopping frontage;
- (ii) generate significant pedestrian visits during shopping hours;
- (iii) complement the shopping function of the town centre;
- (iv) not create a concentration of similar uses; and
- (v) have no adverse impact on residential amenity.

Accompanying Paragraph 11.9 of that policy goes on to say that:

"The Council recognises that to ensure these shopping centres remain vibrant, a diversity of uses that complement the retail function is necessary. Non-retail uses within Classes A2, A3, A4 and A5 can generate high levels of pedestrian activity and may be appropriate complementary uses, provided that the retail function of the centre is not undermined."

Planning History

There is no relevant planning history relating to the application site.

Conclusions

As noted above the application site is situated within the primary shopping frontage of Orpington High Street. The unit is currently vacant, although no marketing history has been provided in support of the proposal. The surrounding uses along this side of Orpington High Street, starting from Knoll Rise to the access road beyond No 254 comprises a range of uses; six of the thirteen shops along this side of the High Street (including vacant units) fall within the A1 use class, whilst the remainder fall within the A2 and A3 use class. A similar pattern is repeated along the opposite side of the road.

It is considered that the proposed use, whilst lacking a retail element, will fulfil various criteria set out in Policy S1, including generating pedestrian visits during shopping hours, complementing the shopping function of the town centre, and will not lead to a concentration of similar uses within this part of the High Street. It is also noted that the proposal will utilise what is presently a vacant unit.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01961 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

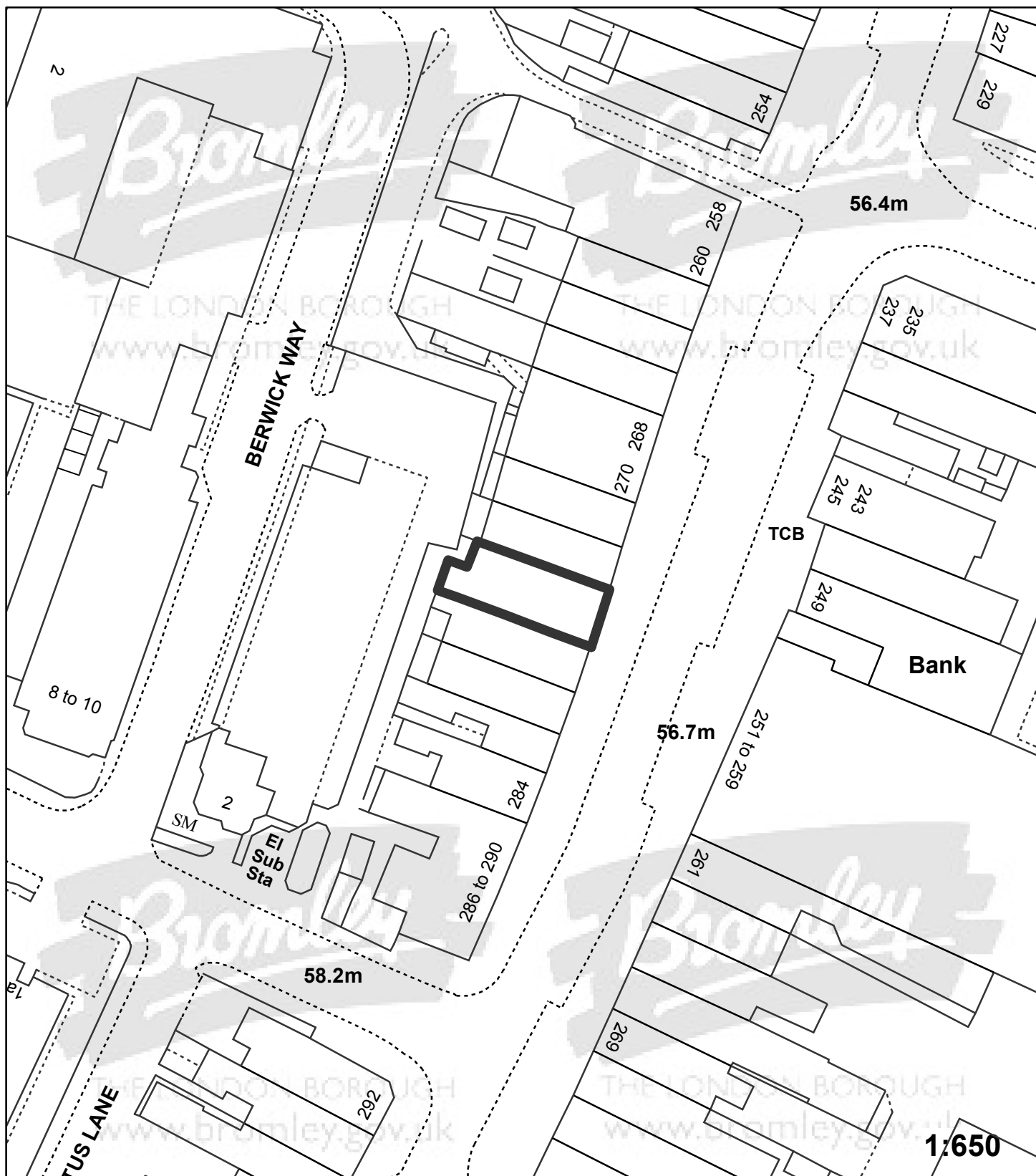
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
|---|-----------------|--|

Application:14/01961/FULL2

Address: 276 High Street Orpington BR6 0ND

Proposal: Change of use from retail (Class A1) to Tanning Salon (Class Sui Generis).



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.