# Development Management – Delegated Officer Report

**Application Number: AWDM/1951/22 Recommendation: APPROVE**

**Site: Former Riverbank Business Centre 39 Old Shoreham Road, Shoreham-by-Sea (Ropetackle North)**

**Proposal: Carport Canopy to cover existing parking bays to rear of existing block of flats**

**Date of Site Visit: 16 December**

**Neighbours Checked:** Y

**Additional neighbour notification:** N

**Proposal, Site and Surroundings:**

This application seeks permission for a carport canopy to cover existing car parking bays towards the south western corner of the Ropetackle North site.

The application site comprises a narrow open area which is part of the mainly covered undercroft parking serving the block of flats to the south western corner of the site. The open area extends to a fence separating the application site from the railway line. At present, therefore, the very rear part of the parking spaces is covered but the majority is uncovered. It is understood that the application has been submitted following feedback from residents.

**Planning History:**

The application site is part of the Ropetackle North development granted outline permission in 2015 and reserved matters in 2017 and is now complete although some of the commercial units are unoccupied.

**Consultations:**

None undertaken

**Representations:**

None received (Residents Association consulted and site notices displayed)

**Relevant Planning Policies:**

Adur Local Plan (2017):

Policy 15: Quality of the Built Environment and Public Realm

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

**Planning Assessment**

The main issue is the effect of the proposal upon the character and appearance of the area.

The site is well hidden within the application site being accessed via the undercroft parking of the flats where the majority of the parking spaces are already covered. The slight set back of the building from the railway boundary line means that the parking spaces which currently extend beyond the profile of the building are partly uncovered. The proposal seeks a freestanding steel framed carport with open sides and contemporary appearance (galvanised steel with powder coating).

Although the canopy would be visible from the river path given that it would be located against the profile of the large block of flats, it is not considered that the proposal would have a significant impact and given the benefit that would accrue to the users of the car park in terms of covered parking, it is considered that the proposal is acceptable.

**Recommendation**

**To GRANT planning permission subject to the following conditions:**

01 Approved Plans
02 Full Permission

**Is recommendation contrary to letter(s) of representation?** N

Case Officer: Gary Peck Date: 17 January 2023

Authorised by: James Appleton Date: 17 January 2023