Development Management - Delegated Officer Report

Application Number: AWDM/0770/17 Recommendation – Approve

Site: **Tesco, Holmbush Centre, Upper Shoreham Road, Shoreham-By-Sea**

Proposal: **Second canopy roof over Tesco Hand Car Wash area in car park (amendment to AWDM/0131/17)**

Date of site visit: 15 February 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises part of the car park (105 square metres) at Tesco (Holmbush), located to the south of the main store building.

Permission was granted earlier on the year for the installation of a dedicated hand car wash and valeting centre on nine parking spaces. The development (which has been completed and is now on operation) comprises a canopy measuring 3.1m high, 5m wide and 7.95m long and a flat-roofed office cabin measuring 2.51m high, 2.4m wide and 4.8m long. The canopy is a covered area for the carrying out of dry valeting. The office is a reception area and alongside the office is a wet wash area enclosed on two sides by 2m high freestanding screens.

It is now proposed to install a second canopy over the west wash area of a similar size and appearance.

Relevant site history

Various, including AWDM/0131/17 - Change of use of nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy.

Consultations

West Sussex County Council: The **Highway** Officer has no objection

Adur & Worthing Councils: The **Environmental Health** Officer has no adverse comments

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1

Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site is located within the curtilage of a large retail superstore within the built-up area boundary and there is no objection in principle to the proposed development which facilitates a customer service (and does not provide additional sales area) subject to consideration of its impact on the visual and residential amenities of the locality and highway safety issues.

Visual amenity

Other structures in the car park include the Click and Collect 'pod', curved, metal-framed, Perspex trolley bays and vertical lighting columns. The parking rows are separated by landscaped beds incorporating low-level planting interspersed with small trees, which provide some 'green' within the wider expanse of tarmac car park. The proposal would create another structure within the car park, adding to the visual clutter.

The proposed canopy is relatively modest in size and will be seen against the backdrop of the 'bulk' of the main store building when viewed from the south and west and in the context of the existing approved canopy.

The canopy would be located more than 55m from the site boundary and would not be intrusive in views from the A27 slip road. The nearest residential properties in Bay Tree Close are located approximately 120m away, screened from the site by mature tree planting on the west side of the slip road.

It is not considered that any visual harm will arise.

Residential amenity

The new canopy will not have any impact on residential amenity

Accessibility and parking

The new canopy will not result on the loss of any additional parking spaces.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Hours of Use 8.00hrs to 19.00hrs, Monday to Saturday and 10.00hrs to 16.00hrs on Sunday. Lighting to be switched off outside of these hours.

4. Waste water to be disposed of to the Foul Water system as per FRA approved under AWDM/0131/17

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 26 June 2017

Authorised by: Gary Peck Date: 26 June 2017