Development Control – Delegated Officer Report

Application Number: ADC/0298/09 **Recommendation – Permit Application**

Site: **258 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 6BF**

Proposal: **Store building at rear of No's 258-262 (with access ramp)**

The Application

The site is located within the built up area of Shoreham and falls within an area allocated as neighbourhood shopping facilities within the Adur District Local Plan. It comprises three linked pitched roof buildings with rooms in the roof with front dormers. The buildings are divided into commercial units occupied by a barbers, glass shop, and kitchen and bathroom studio. There are offices at first floor level. To the west is a parade of shops including a newsagents and post office. The site is within a predominantly residential area and Southlands Hospital is to the south east of the site.

Permission is sought to erect a store building to the northern western corner of the site to the rear of the buildings. The building is to have a pitched roof and will be constructed of precast concrete. The store is 5.6 metres in length, 2.5 metres in width with a maximum height of 2.4 metres. A ramp is proposed with railings up to the store door. The ramp is 6.7 metres long and 1.2 metres wide.

The applicant proposes to use the store in relation to the kitchen and bathroom studio for the storage of packaged kitchen units as there is currently not enough space on site to accommodate stock.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS5
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

As stated above the site is located within an area allocated in the local plan as a neighbourhood shopping facility. Policy AS5 states that the Planning Authority will seek to retain a predominant shopping use within these areas.

The proposed store is required as ancillary storage to support an existing retail business at this site.

Residential Amenity

The current retail use is located within a residential area where there is currently no adverse impact. The proposed store will be located to the rear of the site adjacent to the rear boundary. No. 4 Garden Close abuts the site and is the main property affected. The site is however at a lower level than this property with a close boarded boundary fence between the properties. Due to the change in ground levels the store will be fully screened from the occupiers of the neighbouring property.

To protect the residential amenities of the occupiers of this and other surrounding residential properties a condition is attached to restrict the use of the building to be for storage only in relation to the kitchen showroom/retail unit and for no other use. A condition is also attached to restrict the hours of access to and from the building to limit and noise and disturbance which could result from the use of the ramp and accessing the building.

Visual Amenity

The building is to the rear of the site and therefore not visible within the street scene, details of the proposed materials and type of door to be installed shall be submitted to and approved prior to commencement of works. The store is considered to be acceptable in the context of this commercial site.

Recommendation

APPROVE for reason that :- 2PPii AS5

1. C1Ci
2. Prior to commencement of works details of the proposed materials and finishes to be used for the store, (building and ramp,) including details of the type of doors shall be submitted to and approved by the LPA.
   In the interests of residential and visual amenity and to accord with policy AH7 of the ADLP.
3. The store hereby permitted shall not be accessed other than between the hours of 07:00 and 19:00 Monday to Saturday ~~at~~ and not at any other time.
   To protect the residential amenities of the occupiers of the adjacent properties and to accord with policy AH7 of the ADLP.
4. The building hereby permitted shall be used for storage only associated with ~~ancillary to~~ Sussex Kitchen and Bathroom Ltd, 256 Upper Shoreham Road and for no other use.
   To protect the residential amenities of the occupiers of the adjacent properties and to accord with policy AH7 of the ADLP.

Case Office [redacted] ..... Date 10/9/09

PB 14/9