Expiry 22/12/08

Development Control – Delegated Officer Report

Application Number: ADC/0520/08 **Recommendation – Permit Application**

Site: **Homebase Holmbush Centre Upper Shoreham Road Shoreham-by-Sea West Sussex**

Proposal: **Additional storage racking in service yard**

The Application

Homebase is a large retail store located within the Holmbush Centre within the built up area of Shoreham. The site comprises a retail store with an ancillary garden centre enclosed to the north side of the building. In front of the garden centre is an enclosed servicing/storage yard with access via the main entrance to the site. A car park is sited to the west of the main building.

In 1996 permission was granted for a glazed canopy extension to the garden centre and a 3 metre high fence and gates to the servicing/storage yard, (SU/48/96/TP.) Condition 4 of this permission stated that: - "No containers or other items shall be stored or placed in the service yard/secure compound except in accordance with details approved in writing by the Local Planning Authority."

Since this time there have been ongoing problems relating to the large amount of external storage within the service yard obstructing the passage of vehicles and causing highway safety issues. A breach of condition notice was issued on 24th February 2004 in respect of the above condition. A retrospective application was submitted and approved in August 2004 (SU/98/04/TP) for "Variation of condition 4 of SU/48/96 to provide permanent storage areas within the service yard." Condition 2 of this permission limited storage in the site to that on storage racks and the shed and greenhouse shown on the submitted plans and that no storage shall take place at a height in excess of 3 metres above ground level."

Since this time the storage has increased and space other than that approved under SU/98/04/TP is being used. This is restricting the access of vehicles into the compound for deliveries and in turn resulting in congestion and highway safety issues. To attempt to resolve this issue the current application seeks permission for additional storage racking which will be 3 metres high to match existing to allow ease of movement of vehicles within the compound. The majority of the proposed storage racking is to the northern side of the compound with other additional racks to the eastern and southern side, the racks will match existing.

Consultations and Representations

West Sussex County Council: - Highways – Initial comments received questioned whether additional racking would be sufficient to meet all requirements of the store particularly with respects to bulky items, although previous approvals have been granted for the yard to be used for storage. It is also not evident that a HGV could turn within the site with the proposed additional racking. In principle the additional racking is welcomed to overcome existing problems however additional information is required.

Third Parties: - 1 letter of objection has been received from no. 44 Hawkins Road, objecting on the basis that the lights at the compound are on continuously and there was recently damage to fence panels. Having storage any higher would be dangerous and further spoil the view from the rear kitchen window.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1, DEV3-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1.

Planning Assessment

Following the initial comments from West Sussex County Council the applicant responded to confirm that HGVs are not able to turn within the service yard and that the racking is proposed to keep the central area of the yard as clear as possible and is considered the best way to improve the current situation. West Sussex County Council have confirmed that the response from the applicant is acknowledged and that the racking offers ability for improved storage arrangements within the site. Therefore they would not seek to resist this application.

It is therefore considered that the proposed storage racks are acceptable in this case, improving the current situation from a highway safety aspect.

The objection received from the property to the rear of the site on the basis of visual amenity is not considered to warrant a refusal in this case. The height of the storage would be restricted to 3 metres as in the previous application SU/98/04/TP.There is a distance of approximately 30 metres between the nearest dwellings and the site with the garden centre in between.

Recommendation

APPROVE for reason that :-

The development would not detract from the existing local urban environment, cause unacceptable detriment to the amenities of neighbouring properties, or detract from highway safety. It consequently would not conflict with the

relevant policies of the Adur District Local Plan (AG1), and the West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5)

1. C1Ci
2. No external storage shall take place in the secure yard other than on the storage racks existing and hereby approved. No storage shall take place at a height in excess of 3 metres above ground level.
   Reason: - In the interests of highway safety and visual amenity and to comply with policies AG1 of the Adur District Local Plan and DEV1 and DEV4-5 of the West Sussex Stricture Plan.

Case Officer..... Date..... 5/12/08

PB 12/12/08