# Development Control – Delegated Officer Report

**Application Number: AWDM/0916/12** **Recommendation – Approve**

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

**Proposal:** **Extension to 'DotCom' home delivery facility in rear service area, over-cladding of exterior of existing 'DotCom' facility**

**Date of site visit:** 22 August 2012

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to part of the rear service yard on the north-west side of the main Tesco Extra store building. Permission is sought for an extension to the north-east side of an existing flat-roofed addition to enlarge the 'Dot.Com' home delivery facility. The extension would be a maximum 8.6m wide and 3.6m deep (36 sqm floor area), having a flat roof 3.5m high. The external walls would be clad using 'off-white' coloured, horizontal panelling to matching the adjacent part of the existing 'Dot.Com' facility.

It is also proposed to replace the existing polycarbonate screening to the 'Dot.Com' cage marshalling area with insulated cladding to match the existing and proposed extension.

**Relevant site history**

AWDM/0486/12 Customer collection pod and canopy approved within main customer car park 18.06.2012.

**Consultations**

***Adur & Worthing Councils:***

The Senior EHO (Environmental Protection) has no adverse comments.

A condition is suggested relating to potential contamination of the site.

**Representations**

None received.

## Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
South East Plan (GOSE 2009): CC1, CC6, BE1, T4
National Planning Policy Framework (CLG 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 will facilitate operational improvements to an existing 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*

The proposed extension would consist of a minor addition compared to the considerable scale and 'bulk' of the main building. It would 'wrap around' the base of a staircase which protrudes on this side of the main building. An existing fire escape would be re-routed. The form of the extension and proposed external materials would match the existing adjacent Dot.Com facility and is considered acceptable. The appearance of the existing cage marshalling area would also be improved through the use of matching cladding.

A screen of shrubs and small trees separates the rear service area from the adjoining A27 dual carriageway. Although the upper parts and roof of the main store building are prominently visible from the road, the existing flat-roofed 'Dot.Com' facility and loading dock is not visible from this direction.

### *Residential amenity*

The service yard is sited well away from residential properties and the proposed extension will not have any adverse amenity impacts.

[The drawings show a replacement larger Dot.Com i) chiller and ii) freezer within the existing enclosure – both re-using existing refrigeration plant on the roof.]

***Accessibility and parking***

The north-west elevation of the extension will align with the edge of the existing Dot.Com addition which directly abuts the service access road, used by M&S and MacDonalds delivery vehicles in addition to the Dot.Com vans. [Tesco deliveries have a separate delivery yard on the west side of the building.] The siting of the extension in such close proximity to the access road will likely require the existing protective guard rail to be extended (not shown on the drawing). However, this would be no more of an obstruction to passing delivery vehicles than the existing situation.

The footprint of the extension would result in the loss of 2 existing parking spaces. The submitted drawing is annotated to state that these are 'unused', although 1 of the spaces was clearly in use by a 'Dot.Com' delivery van at the time of the case officer's site visit. On the other hand, other unused parking provision was available nearby. Consequently, it is considered unlikely the loss of 2 parking bays would unacceptably add to congestion such as to cause an obstruction or hinder the safe and efficient operation of delivery vehicles using this area.

***Other***

An informative is considered adequate for the purpose of informing the developer of their responsibilities in the event that contamination is found to be present.

**Recommendation**

**APPROVE** for the reason:-

The proposed development would not detract from the local built environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or unacceptable detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1) or the policies of the South East Plan (CC1, CC6, BE1, T4).

**Subject to Conditions:-**

1. Standard 3 year time limit
2. Cladding of extension and proposed over-cladding of cage marshalling area to match existing
3. Permission relates to approved plans:
   Drawing No: 2034(3178)P/08/B Existing and proposed Elevations Date Received: 04.09.2012
   Drawing No: 2034(3178)P/06/C Date Received: 04.09.2012
   Drawing No: 2034(3178)P/02 Existing Site Plan Date Valid: 31.07.2012
   Drawing No: 2034(3178)P/05 Proposed Site Plan Date Valid: 31.07.2012
   Drawing No: 2034(3178)P01/A Location Plan Date Valid: 31.07.12
   Drawing No: 2034(3178)P03 Block Plan Date Valid: 31.07.12

Informative: pre-cautionary contamination

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

Case Officer: Jo Morin Date: 19.09.2012

Authorised by: Gary Peck Date: 20 September 2012