Development Management – Delegated Officer Report

Application Number: AWDM/1030/24 Recommendation: Approve

Site: 80 Old Shoreham Road, Shoreham-by-sea

Proposal: Creation of store room to partially infill yard between existing main store room and garage store room.

Date of Site Visit: 11 September 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to the rear yard at the Showtec building on Old Shoreham Road. It is proposed to construct a store building which will link the main workshop with an existing garage at the rear of the yard. The extension will measure 40m2 (6.6m wide, 6.2m deep and 2.8m high) and will be finished in painted blockwork to match. Roof lanterns are proposed in the new extension and on the roof of the existing garage. The new store is shown with three sets of patio doors on the inward elevation facing the yard. A new glazed door is shown opening onto the alley which runs along the west side of the site and which will replace an existing gate.

The supporting letter states that the store is needed as it will make better use of the yard which is currently exposed and not weatherproof. Electrical equipment is handled on site and a covered area between the garage and the main building is desired. The building is for storage only with no machinery or workshop use proposed.

Planning History:

AWDM/1738/19 - Change of use from 2no. flats to a 5 bed House in Multiple Occupation at first floor plus associated external alterations (amendment to planning permission AWDM/1508/17) (retrospective).

AWDM/1508/17 - Retention of commercial use as workshop, storage and sales on ground floor with associated office on part of first floor; part conversion of remainder of first floor of existing building and first floor extension over existing ground floor at rear to provide 1no. 2-bedroom flat and 1no. 1-bedroom flat with balconies at front and rear and associated alterations. Erection of garage/storage space/cycle store on northern (rear) boundary of site. (Amended re-submission of AWDM/1090/17).

Consultations:

West Sussex County Council: The Highways Authority has no objection. The site is located on Old Shoreham Road, an A Classified road subject to 30mph speed restrictions. The site is currently served with 8 parking spaces, this provision is to remain unchanged to serve the proposed development.
The applicant is proposing to create a store room to partially infill an existing yard between the existing workshop/store and the garage store room at the rear of site. This would provide an additional 39.1m2 additional gross internal floor area. The store would be used in conjunction with the existing permitted usage at the site and not as a separate business.
From observation of the plans and available space, it is not considered that the yard would currently be utilised as an area for the means of parking or turning. Vehicles are able to park within the frontage in order to access the site and this practice would be anticipated to continue.
There would not be anticipated to be an increase or change in the types of vehicles or frequency of movements to or from the site as a result of this proposal for an additional 39sqm of commercial space. It would not be anticipated that a material increase in parking demand would result, however- should there be on occasion any overspill parking generated, this could be accommodated within the existing on street parking provision in Old Shoreham Road or the nearby adjoining streets. Regular bus services are also in operation along the A283 and adjoining A259.

Adur and Worthing Councils: Public Health: Recommend conditions to control hours of construction and contamination

Drainage: WSP initially objected as insufficient information had been provided to demonstrate that the extension would not affect the surface water flow path. The applicant subsequently provided evidence that the current site boundary is a solid brick wall for its full length with only a single grey wooden gate that is raised up 3 bricks so it is not a water flow path. The only drainage issue is the public footpath which historically has drained down towards the road and into the road drainage system. From a ‘surface water flow path’ perspective, the proposal would not affect it as the walls are existing and the gate would become a door.

WSP have now confirmed that they have no objection.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 4, 15, 28, 34, 36
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area, highways and drainage impacts.

Visual amenity

The proposed extension will have minimal visual impact as the site is screened by a fence on the SE boundary and abuts a narrow passageway on the north west side. It will sit between the main part of the building on the site and the garage at the rear and will be the same height as the garage. No visual harm will arise.

Residential amenity

The development is within the existing yard and is sufficiently distant from adjoining properties in Orchard Close to the south and east to not cause harm. To the SW, 82 Old Shoreham Road is a dwelling which is also not considered to be adversely affected by the proposal. It is separated from the site by the passageway and the proposed extension will be only 0.4m higher than the existing boundary treatment. The building is for storage use and is unlikely to result in activity to cause an increase in noise or disturbance compared with the existing open yard.

Parking and access

The proposal is not expected to result in any change to the parking or highway movements associated with the existing use and there are no highway objections.

Flood risk and drainage

A Flood Risk Assessment has been submitted which confirms that the development is classed as a minor extension. The flood depths on site are predicted as 5.14m AOD which puts the extension within 1.3m of flood depth. This means it is not practicable to raise floor levels. Instead, flood resilience measures are recommended such as raising equipment,stored goods, cabling and electrical sockets above design flood level or 600mm above finished floor level as an absolute minimum. Safe access and egress is not achievable from the extension in a flood event but it is ancillary storage and will not therefore put additional people at risk and refuge can

be found at first floor within the workshop. The applicants are advised to sign up for the EA's flood alert service.

As explained above, WSP initially objected to the proposal as insufficient information had been provided to demonstrate that the extension would not affect the surface water flow path. The applicant subsequently provided evidence that the current flow path would not be affected and there is no longer an objection to the proposal on flood risk grounds.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Storage use only associated with main commercial use on site
5. Hours of construction
6. Contaminated land

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: 24 January 2025

Authorised by: Louise Prew Date: 27/01/2025