expires 16/7

Application Number: ADC/0267/08 **Recommendation – REFUSE**

Site: 111-115 South Street, Lancing

Proposal: Single storey rear extension for storage use

The Application

Planning permission was granted in 2005 for a single storey flat roofed extension for storage use at the rear of shop premises in South Street, Lancing (L/177/05). This application seeks to increase the size of the extension.

The site relates to a three storey building comprising two shops on the ground floor with ten flats on two storeys of flats above. The application is for an area at the rear of the building which is presently a parking area and garage compound accessed from the south side of the building.

The proposed extension would be single storey and constructed at the rear of nos 111-115 South Street, measuring 7.5m deep, 9.3m wide and 3.2m high. This compares with the previous approved scheme for an extension measuring 6.5m wide and 7.5m deep. The current proposal is 2.8m wider than the approved extension.

Consultations and Representations

West Sussex County Council – Potentially 4 parking spaces will be lost if this development was to obtain planning permission. The plans should be modified accordingly to ensure that some if not all of these spaces are not lost.

Lancing Parish Council – No objection providing that the extent of the extension does not prevent use of the garages for the purpose of garaging vehicles

ADC Environmental Health – No objection, but request that the hours of operation should remain the same

Third Party Representations - 4 letters of objection received from the occupiers of 2, 6, 8 and 9 Lincoln Court (117 South Street), raising the following objections:-
loss of car parking; property values will be affected; it is a residential area, not commercial; increased noise and activity at rear of flats; ample buildings available on industrial estate for storage use; loss of rear access to flats could have health and safety/fire safety implications; extension will be built over a fire hydrant, water stop cock and gas main and will restrict access to waste pipes and drains for the flats.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, NE9, DEV1, DEV4-5
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AS1
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG4 ' Industrial and Commercial Development and Small Firms' (DoE 1992)
PPS6 ' Planning for Town Centres' (ODPM 2005)
PPS13 'Transport' (ODPM 2001)

Planning Assessment

Policies

The premises are situated in an area specifically identified for shopping purposes where Local Plan policy AS1 applies. This states that permission will normally be granted for shopping and food and drink purposes falling under Use Classes A1 and A3 subject to compliance with criteria including no loss of amenity to nearby residents and access and parking considerations. It also states that proposals involving a loss of existing shopping provision will not be permitted if likely to detract from the character or viability of the area.

Structure Plan policy NE9 allows for development within existing town, village, district and neighbourhood centres that helps them to adapt and reinforce their role in meeting needs and acting as a focus for a wide range of activities including retailing. Proposals which reinforce the role of established centres and maintain or enhance their vitality and character including their retail function will be supported.

DEV1 seeks to protect and, where possible, enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction.

Visual amenity

While a smaller flat roofed extension has been approved at the property, it is considered that the increase in the width of the proposal by 2.8m will have an unsatisfactory appearance and unacceptable visual impact on the area. It would result in a large 'box-like' addition to the flats which does not relate sympathetically to the existing building. It would have an incongruous appearance and would represent poor design, contrary to Policy DEV1 of the West Sussex Structure Plan and the principles of PPS1.

Residential amenity

The extension would be below the first and second floor flats and would not affect light or outlook to any residents. The use of the extension for storage

associated with the ground floor shops would also not result in any loss of amenity.

Access and Parking

The extension would result in the loss of 4 parking spaces, according to the submitted Design and Access Statement. The previous approval resulted in the loss of 3 spaces. While the Highway Authority has recommended that the plans be modified to prevent such a loss, the additional loss of one space is not, in itself, considered to be sufficient justification to refuse the application. The site lies within a sustainable town centre location and Government advice is to relax parking provision in such areas. 17 spaces (including the garages at the rear) would remain. It is understood that the parking area is not available for use by the residents of the flats in any case and is for the sole use of the ground floor shops. Manoeuvring and turning space would not be reduced from that previously approved.

Recommendation

REFUSE for the reason:

1. B5AR amended. "The proposed extension, by reason of its size and unsympathetic design, would form an obtrusive and incongruous feature that would be visually out of keeping with existing development...."

Case Officer ..... Date 27/6/08

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