expires 15/6

Development Control – Delegated Officer Report

Application Number: ADC/0152/09 Recommendation - Permit

Site: **1 - 2 Royal George Parade Upper Shoreham Road Shoreham-by-Sea West Sussex**

Proposal: **Retention of existing external plant to rear service yard (retrospective)**

The Application

The application relates to a branch of the Co-op supermarket located on the south side of Royal George Parade, which is an access road off of the Upper Shoreham Road, adjacent to the junction with the Holmbush Roundabout.

The building itself is made of a double width premises (the attached premises 'American Golf' occupies a single width unit) with level street frontage. To the east side is a sloping access which leads to a customer parking, service delivery and bin storage area.

To the east of the site is the Royal George Public House a large building with bin storage and a number of A/C units to the west side. To the south are the bungalows in Buci Crescent, 25m away from the A/C units subject of this application. The dwellings directly to the south of the plant are No's 9, 11, 11a and 15.

Consultations and Representation

Adur district Council: The Environmental Health Officer has looked at the application and confirmed that there are no environmental health concerns regarding noise.

Third Parties: There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
The premises are in a small parade of shops however it is not subject to a particular policy under the Local Plan proposals map. AG1 states that development will be permitted within the built up area subject to it not detracting from the existing local urban environment.

Visual amenity
The air conditioning units are 1.4m in height, and aligned against the rear of the existing building, within the lower ground parking and service yard. The units are unseen from the street and there is no affect on the appearance of the building of surrounding area.

Residential amenity
The units themselves are located 25m from the rear of the dwellings to the south, on lower ground, separated from the rear gardens of the occupiers to the south by a large hedge.

The units themselves are designed so that the fans are mounted on the top with much of the noise going vertically, rather than to the south towards dwellings. The applicants have submitted the specification of the already existing units and the Council's EHO have raised no concerns regarding the noise and the effect on local residents.

Given the separation between the a/c units and the dwellings in Buci Crescent, it is considered that there is no adverse effect on the amenity of the residents.

Recommendation

APPROVE for reason that :-
1PPi – amended to reflect retrospective nature of the application.

No conditions.

Case Officer: [redacted] PB 27/5
Date: 27.05.09