expires 10/6

# Development Control – Delegated Officer Report

**Application Number: ADC/0146/09** **Recommendation - Application Permitted**

**Site:** **22 - 26 High Street Shoreham-by-Sea West Sussex BN43 5DA**

**Proposal:** **Retention of existing external plant on rear roof (retrospective)**

## The Application

This application relates to the Co-op supermarket located on the north side of the High Street, within the Conservation Area and main shopping area of Shoreham. Retrospective permission is sought to retain existing external plant positioned on the flat roof at the rear of the store.

The plant consists of 2no. three-fan condensers and 1no. air conditioning unit coloured goosewing grey with their fans positioned on top of the units to ensure that any noise travels directly upwards and not ahead. They are both raised above the flat roof and sit upon supporting posts. The larger unit measures 1.6m high, 4.8m wide and 2.4m deep with the smaller unit measuring 1.4m high, 1m wide and 0.4m deep.

The High Street is predominantly commercial in nature, but the units are more closely associated with Church Street which contains a mix of uses but is primarily residential in character.

## Consultations and Representations

**Consultations/Comments**

**Adur District Council** The Environmental Health Officer has no objections

**ADCAG** – No objection

**Third Parties**

No representations received

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AB4, AS1
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS6 'Planning for Town Centres'
PPG15 'Planning and the Historic Environment' (DoE 1994)
PPG24 'Planning and Noise' (DoE 1994)

## Planning Assessment

### Policies

The site is in the Conservation Area where there is a statutory duty to have regard to the desirability of preserving or enhancing the character of appearance of the area. This is reflected in policy AB4.

Planning Policy Guidance 24 guides local authorities on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise. It also advises on the use of conditions to minimise the impact of noise.

### Visual Amenity and Character

The units are at the rear of the Co-op and are not visible from the High Street. From Church Street they are largely hidden behind a parapet wall at the front of the flat roof building on which they sit. They can be glimpsed from the north through a gap between the site and 9 Church Street but they are not considered to be particularly intrusive. The units therefore are not considered to have a harmful impact on the character and appearance of the Conservation Area.

### Residential amenity

The units are 8m from the nearest residential unit to the north in Church Street. The Council's Environmental Health section asked for further details in respect of the noise emissions from the installed plant and the applicants have responded by stating that the noise level from the units is 35dB(A) at 10m, which is based on the maximum operating load condition at day time. As the ambient temperature lowers at night time, the fans operate at much lower speed generating considerably lower noise compared to day time. Extreme care is taken during the selection to ensure the desired noise level is maintained and as a result the unit selected maintains the required noise level even at day time at full load condition.

In light of this information, the Environmental Health section is satisfied that the units do not result in a significant impact in terms of noise emissions and have no objections to the application.

## Recommendation

APPROVE for the reason:-

The development does not affect the character or appearance of the Conservation Area and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AB4, AS1).

No conditions

Case Officer. [redacted]

Date. 3/6/09

[redacted]