Expiry Date - 27/10/2011

Development Control – Delegated Officer Report

Application Number: ADC/0453/10 **Recommendation – Approve Application**

Site: **Halfords Brighton Road Shoreham-by-Sea West Sussex**

Proposal: **Mezzanine floor of 200sqm (including relaxation of condition 5 of SU/221/86)**

The Application

The application comprises the Halfords retail store on the north side of Brighton Road. Permission was granted in 2005 (SU/52/05) for a mezzanine of 460sqm and a variation of Condition 5 of SU/221/86 (which requires parking to be provided at a ratio of 1 car space per 18sqm of gross floorspace and 1 lorry space per 500sqm). This application seeks to renew that permission. However, since permission was originally granted the formation of a mezzanine is now permitted development up to 200sqm only.

The application is supported by a Retail Statement based on an extension of 1000sqm. However, it has been made clear by the applicant's agent that the application should be considered based on an assessment of the permitted amount of 200sqm only.

Since the permission in 2005, an application to use the east part of the building for a separate A1 and/or motor vehicle servicing centre was approved in 2006 and has been implemented (ADC/0241/06).

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no highway objection

Third Parties

None

Relevant Planning Policies and Guidance

The South East Plan (GOSE 2009): SCT1-4, SCT7, SP3-4, CC1-7, RE3, RE6, T1-2, T4-5, NRM1, NRM5, NRM9-11, C2-3, BE1-2, TC2-3
Adur District Local Plan 1993-2006 (1996) (saved policies): AG1, AS3, AS4
Revised West Sussex Parking Standards & Transport Contributions Methodology (WSCC 2003 & ADC 2004)
Adur Retail Study (for ADC by DTZ 2006)
Adur District Council Retail Study Update (DTZ July 2009) and Shoreham Harbour Regeneration – Retail Capacity & Impact Implications Study (DTZ August 2009)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS4 'Planning for Sustainable Economic Growth' and Practice Guidance 'Planning for Town Centres' (DCLG 2009)
PPG13 'Transport' (DTLR 2001)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The site, which consists of an existing retail store, lies within the 'built-up' area defined in the Local Plan but is not identified for any particular use or development.

Local Plan policy AS3 states that the expansion of large retail sites within the built-up area which in themselves would adversely affect the vitality and viability of existing town centres will not be permitted. The present proposal is for the enlargement of the building internally, not the site.

AS4 refers to retail warehouse development outside existing town centres and states that such development will be permitted if, among others, it does not adversely affect the vitality and viability of established centres.

Retail Impact

The proposed mezzanine of 200sqm is permitted development usually. It is a smaller figure than the previously approved application which was for 460sqm and it is therefore not considered that the retail impact will be harmful to the vitality and viability of Shoreham town centre.

Parking and access

Permission is required only because of condition 5 of SU/221/86 and, under this condition, the sole relevant consideration is whether the additional floorspace would result in demand for parking space exceeding the capacity of the shared parking area, thereby resulting in detriment to highway safety and environmental problems.

The proposal would lead to the car parking to floorspace ratio provision falling but there is no highway objection from the County Transport Planning Officer. The application is proposing a lower floorspace increase than previously approved and there is in any event no evidence of a shortage of parking spaces.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detraction from highway safety or detraction from the town centre shopping area and it would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS3, AS4) and PPS4.

Subject to:

1. C1Ci
2. This permission relates to a proposed mezzanine floor area of 200sqm only and not 1000sqm as referred to in the submitted Retail Assessment.
   Reason – For the avoidance of doubt
3. This permission relates to the following approved plans received 28 July 2011:
   Location Plan
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 24 October 2011

[redacted]
24/10