Exp 28/3

Development Control – Delegated Officer Report

Application Number: ADC/0359/06 **Recommendation – Permit Application**

Site: **Car Wash 37 - 41 Brighton Road Shoreham-by-Sea West Sussex**

Proposal: **Use of north-west part of car wash site for display of 4 cars for sale (retrospective)**

The Application

The site is located in the built up area of Shoreham just outside the policy area allocated in the Adur District Local Plan for business, warehousing and industry. The site is currently used for car washing and the adjacent land uses comprise of commercial and light industrial. There is vehicular access to the site from Brighton Road the access is shared and is to the east of the site.

Retrospective permission is sought for the display of 4 cars for sale in the north-west part of the car wash site. The cars are sited adjacent to the highway in front of the car wash building.

Consultations and Representations

County Transport Planning Services: No objection – the standing of four cars at the location shown doesn't have any impact upon the users of the public highway, although it may be appropriate to place a condition limited the number of vehicles that may be stored for such purposes as described to four vehicles to ensure that no detrimental impacts arise should the number of vehicles increase. No highway objection would be raised.

Third Parties: No comments received

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4, DEV5, ERA1, NE5, NE1, LOC1
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): E1, E2, T3
Adur District Local Plan 1993-2006 (ADC 1996): AG1, AT12, AE16,
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG 4 'Industrial and Commercial Development and Small Firms' (DoE1992)

Planning Assessment

Policies

The site is located within the built up area of Shoreham therefore the proposal is acceptable in principle in the light of Policy AG1 of the Adur District Local Plan which states that in the built up area boundary development will normally be permitted subject to other policies in the Local Plan and to it not detracting from the existing local urban environment.

The site is located within a sustainable location close to Shoreham town centre, the railway station and is located on a bus route. The proposal therefore complies with Policy DEV4 of the West Sussex Structure Plan which states that development should not be permitted unless it achieves safe and convenient access by a choice of means of travel. Policy AT12 of the Adur District Local Plan also promotes travel by modes of transport other than the car and also states that development should have safe and adequate access to the main road network. Policy T3 of the Adur Core Strategy also endorses these points.

Policy AE16 of the Adur District Local Plan states that alterations and improvements to businesses within the built up area will be permitted provided there is sufficient on site parking and that there are no significant adverse effects on the amenity of nearby residents.

Land Use

The use of a small part of the Car Wash site for the sale of four cars is considered to be acceptable in this case. It will be limited to an ancillary use within the site, the main use being a car wash. The use will be located in close proximity to other similar uses including car valeting, car repairs, motorcycle parts sales and other commercial and light industrial uses. The use is therefore considered to be appropriate in this case and does not conflict with surrounding land uses. It is therefore considered that the proposal complies with Policy AG1 of the Adur District Local Plan.

Residential Amenity

There are no residential properties within close proximity to the site and therefore there will be no adverse impact on the occupiers of any residential properties. The proposal therefore complies with Policy AE26 of the Adur District Local Plan.

Highways

The site is accessed via an existing access from Brighton Road, the increased use of this access as a result of the proposed use is considered to be minimal and the site can also be accessed via other modes of transport. The Highways Authority raise no objection to the proposal in this case, and state

that the number of vehicles should be limited to four. The proposal therefore complies with Policies DEV4 and DEV5 of the West Sussex Structure Plan and AT12 of the Adur District Local Plan and policy T3 of the Adur Core Strategy.

Visual Amenity

The parking of four cars for sale at the above site is not considered to have any adverse impact on the visual amenity of the locality. The site is visible within the street scene however the proposed land use relates to the existing commercial/light industrial use of the site and the proposal will not be detrimental to the overall appearance of the site or surrounding area.

Recommendation

APPROVE for the reason: -

The ~~proposed~~ car sales use does not have an adverse impact on the visual amenities of the locality and is appropriate in the context of the surrounding uses. There is no impact on highway safety and the site is in a sustainable location accessible by a range of modes of transport. The use consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AT12, AE16) ~~and~~ the adopted West Sussex Structure Plan 2001-16 (DEV1, DEV4, DEV5, ERA1, NE5, NE1,LOC1) and the Adur Development Plan Submission Core Strategy 2006-26 (E1, E2, T3)

Subject to: -

1. There shall be no more than 4 motor cars for sale at this site at any one time without the prior written consent of the Local Planning Authority.

   Reason:- In the interests of highway safety and to accord with Policy AT12 of the Adur District Local Plan and Policy DEV4 of the West Sussex Structure Plan.

.....[redacted].....

Case Office[redacted].....Date:27/2/07

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