Expiry Date - 08/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1655/24 **Recommendation – APPROVE**

Site: **Shop, 57 Elm Grove, Worthing, BN11 5LF**

Proposal: **Retention of In-Post Parcel Locker on frontage.**

Date of site visit: Assessment has been assisted using the Applicants plans; Photographs; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications. **N**

Site and Surroundings

The site is located to the west side of Elm Grove in a predominantly residential area of Worthing. The convenience store occupies the ground floor of the property, at the end of a terrace of two storey houses. Elm Grove School is located two doors down to the south of the site. The shop has a tarmacked frontage and dropped kerb for parking.

The terrace is notable for a shallow mono-pitched roof across the width of the houses at the front over the bay windows. Behind and above the shop is the owners' flat which comprises living accommodation on the ground floor with access to a good sized garden, and bedrooms above. To the south of the site is a detached two storey building containing 2no. flats.

The shop windows are very 'busy' with many window adverts applied to them and at the south end of the windows is a free-standing 'box' positioned very close to the shopfront with lighting, this is the 'In-Post' storage container the subject of this application.

Proposal

Retrospective permission is sought for the retention of the new 'In-Post' locker positioned on the south section of the door to the shop. This locker container is for the posting and delivery of parcels.

The shop front, stallriser, and lower fascia is a dark grey colour, and the locker is of the same colour, thereby providing a coordinated livery to the front of the shop.

Relevant Planning History:

AWDM/1454/24 Retention of new shopfront. **Approved 31.01.2025**

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Consultations:

Environmental Health: No adverse comments

Representations: Objection from resident in Elm Grove

- Close to school;
- Little parking;
- Better places for this locker elsewhere;
- Light pollution;
- Locker is lit all night;
- Disturbance from the use of the lockers;
- Concerned that application is retrospective;
- Should go to the planning committee.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The principle of development can be supported as it upgrades a commercial unit that provides a valuable local service to the community. The matters for consideration are the visual impact of the Parcel Locker on the locality and any impact on the residential amenities of neighbours.

Visual and Residential Amenity

The application is retrospective, however, there is provision within planning law for the determination of retrospective applications.

The provision of the In-store lockers to the front of shops has become a common feature within the built environment, particularly where there is no post office facility within the near locality.

The shop is a convenience store and the In-store lockers are another facility of this convenience. The parcel locker service enables people to collect, send and return their parcels at a time which suits them, thus eliminating the need for door-to-door journeys and repeat deliveries.

The company states that they have already partnered with Councils and businesses, from corner shops and petrol stations to rail operators and shopping centres across the UK.

Visually, the locker is a compact box structure shown to measure some 2m wide x 2.4m tall x 919mm deep. The structure also has a canopy which overhangs the locker unit which is shown to measure 1.657m in depth.

The canopy houses lighting which shines onto the lockers and provides a safety feature for persons using the locker in bad lighting or poor weather conditions.

Further there is a security camera housed at the top of the locker underneath the canopy, again for security reasons.

The livery of the locker is generally black with grey cladding strips. The livery accords with the new shopfront of the convenience store.

It is located close to the shopfront and its size means that it is not a dominant feature visually and nor will it result in overbearing of overshadowing onto the neighbouring property.

Concerns have been raised about various factors which are largely not material to the proposal, however one issue has been the lighting on the locker. As stated above the lighting is a health and safety feature of the units which is a necessity. The lighting shines down (not out) of the locker area and thereby minimizes its affect onto neighbouring residential properties. Communications with the Agents regarding the lighting have resulted in the submission of a Lighting Information Statement. This Statement explains the LED lights are integral to the locker specification and that beyond 2 metres from the locker the Lux levels are generally below street lighting Lux levels. This document has been forwarded to the Environmental Health department for consultation, and they have raised no adverse comments.

Another point raised is the potential for disturbance to neighbours arising from the use of the lockers. It is considered that the use of the lockers is commensurate with the use of the shop. Nevertheless, it would be pertinent to condition times for courier hours (i.e. for the collection and deposit of parcels to the locker) and a further condition linking any permission to be in accordance with the Lighting Information Statement.

Recommendation

APPROVE subject to Conditions:-

1 Approved plans

2 The integral lighting for the Parcel Locker shall at all times be operated in accordance with the submitted ‘InPost Parcel Lockers – Lighting Information Statement’.

3 No courier drop-off to or collection from the Parcel Locker(s) hereby permitted shall take place except between the hours of 07:00 and 21:00 on any day.

Informative

1. Approved following amendments

Expiry Date - 08/01/2025

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Eve Hearsey Date: 24.04.2025

Authorised by: Jo Morin Date: 24.04.2025