Development Management - Delegated Officer Report

Application Number: AWDM/0998/18 Recommendation – APPROVE

Site: **Co-op, 57 – 59 Test Road, Sompting, BN15 0EN**

Proposal: **1no. air conditioning unit, 1no. condenser and 1no. compressor in rear yard. 2.3m high chiller unit and freezer unit in rear yard with barrier protection; 2.4m high timber fence to rear to store plant compound. Block up 1no. door and 4no. windows.**

Date of site visit: 10.08.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site relates to a 3 storey block, with virtually the whole of the ground floor occupied by Co-op supermarket, and the upper 2no. floors being residential. The supermarket reads as a neighbourhood supermarket, within a large housing estate. The remaining ground floor unit of the block is occupied by 'Sompting Fish Bar', and no upper floors exist above the Fish Bar.

Directly to the front of the supermarket is a dedicated customer parking area, with ingress and egress at each end of the parking area. The retail supermarket is located within a Housing Estate.

An access road to the rear of the retail unit leads to a garage compound. There are also external concrete staircase leading to the upper flats located at the rear and rear side of the building

Located within the concrete rear yard area directly behind the retail unit are plant as per such items as air conditioning, compressor etc. and behind a wall area abutting the drive to the garage compound is further storage of items.

The proposal seeks permission to update the rear yard with new plant within the existing rear service access area. There will be new freezer and chiller units, measuring approx. 4m deep x 4.7m wide (the pair) x 2.3m high (2.4m high including the new concrete base). The access into these units is from the inside of the shop.

Next to the freezer and chiller units will be a fence enclosure measuring approx. 2.8m deep x 3.1m wide x 2.4m high (2.5m high including the concrete base), to house the new block condenser with liquid receiver located below; a new air conditioning outdoor unit; and a refrigeration pack.

Other changes to the rear will include the bricking up of 2no. windows; the partial bricking up of 2no. windows; and the bricking up of a door on the side (south west) elevation.

Relevant site history:

AWDM/0679/18 Replacement of various signage on north and west elevations of Co-op with internally illuminated fascia and projecting signage. **Granted Consent 27.06.2018**

Consultations: Environmental Health:

I refer to the above planning application and have concerns about noise from the proposed plant (all parts of the air conditioning system and new freezer and chiller) affecting the residential amenity of nearby properties, including the flats above the shop. I would therefore recommend the following condition;

"Provide a scheme which shall be submitted to and approved by the local planning authority for attenuating noise from all external fixed plant, to include (but not limited to) new and existing air conditioning units, condensers and compressors, freezers and chillers . The scheme shall have regard to the principles of BS4142: 2014 and ensure there is no detrimental impact to the amenity of the flats above and the nearest residential dwellings on Hamble Road. A test to demonstrate compliance with the scheme shall be undertaken within 1 month of the scheme being implemented. All plant within the scheme shall be maintained in accordance with manufacturers guidance and any future replacement plant shall also meet the specified levels within the approved scheme."

Representations:
Sompting Parish Council: Customer made comments in support of planning application.

Relevant Planning Policies

Adur Local Plan 2017 : Policy 15
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Assessment:

Applications for development are acceptable in principal and subject to development plan policies together with the effect of residential character and amenities of the locality.

Visual amenity:

It would appear that the Co-op are upgrading the property and signage (a recent advertisement consent application was recently granted consent). This application seeks to 'tidy' up the rear of the property and upgrade the plant relating to the function of the retail unit. The chiller and freezer are new plant being supplied to the rear area, both of which will be accessed from the inside

of the shop, which should reduce the noise of the unit and its operation onto the nearby residential occupants i.e. those directly above the supermarket.

Environmental Health has been consulted with regard to the plant that will be provided and they have raised some concerns. Their response is to recommend a condition on any approval, which seems reasonable.

The blocking and partial blocking of windows and doors on the rear, will be acceptable, and in its way will help with the composite appearance of the rear.

Although the proposed plant will be of a greater scale than that which currently exists, it will not look out of place on the rear of the supermarket, where it is the norm to have associated plant.

Residential Amenity:

The neighbouring properties that could be affected by the proposal are the residential units directly above the supermarket, no.'s 61, 63 and 65 Test Road; no.'s 1, 3 and 5 Hamble Road, situated directly behind the supermarket. No. 1 Hamble Road being located some 18m to the rear, whilst no.'s 3 and 5 Hamble Road are approx. 21m distant. No. 53 Test Road, which is next to the Fish Bar, is approx.14m away and no. 51 is some 22m away.

Environmental Health have recommended a condition which should make sure that noise from the plant is within acceptable parameters.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Env. Health required condition.

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

Case Officer: Eve Hearsey Date: 17.09.2018

Authorised by: Peter Barnett Date: 17 September 2018