Development Management - Delegated Officer Report

Application Number: AWDM/1348/12 **Recommendation – Approve**

Site: **37 Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RE**

Proposal: **Proposed pressure wash bay**

Date of site visit: 6 December 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the Whale Wash car wash facility on the south side of Brighton Road, opposite the Ham Skate Park and adjacent to Kwik-Fit. It is proposed to install a pressure wash bay on the north east side of the car wash within an area which is currently used for car valeting/vacuuming. The wash bay will measure 9m wide and 6m deep, comprising of 2 bays with an aluminium and glass screen to the north and south, 3m high, but up to 3.5m high at the eastern end due to a slight drop in ground level.

Relevant site history

SU/203/88 – Car wash approved

Consultations

Adur & Worthing Councils: The Environmental Health Officer has no adverse comments

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises an extension to existing commercial premises within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring occupiers and the effect on the character and appearance of area.

Visual amenity

The wash bay would abut the main automated car wash facility and would be seen in proximity to the existing garage building to the east and the concrete plant at the rear. The area is industrial in character and the lightweight wash bay structure would not be visually harmful in this context.

Residential amenity

There are no residential dwellings in the vicinity of the site. Noise from the pressure washers is unlikely to be any more intrusive than noise from the existing car wash, adjacent garage, traffic on the busy Brighton Road or other commercial uses in the area.

Accessibility and parking

The wash bay will not change car parking or vehicle circulation at the site.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework**.**

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

Case Officer: Peter Barnett Date: 13 December 2012

Authorised by: Gary Peck Date: 19 December 2012