Expiry
11-12-07

Development Control – Delegated Officer Report

Application Number: ADC/0634/07 Recommendation - Permit

Site: **Citizens Advice Bureau Pond Road Shoreham-by-Sea West Sussex**

Proposal: **Retention of prefabricated offices (eastern building) for CAB use until 31 Jan 2013 (renewal of SU/215/05) (reg 3)**

The Application

The application, submitted by this Council, relates to the Citizens Advice Bureau office located on the north side of Pond Road town centre car park, adjacent to Shoreham Community Centre. The site lies in the centre of Shoreham Conservation Area to the south of Western Road and the railway embankment.

On the site originally were two prefabricated portakabins used as an Adur District Council office and the Citizens Advice Bureau office. The ADC office to the west has subsequently been removed and the land levelled and turned into car parking as per phase one of ADC/236/07. Phase two of the same scheme proposed to demolish the second portakabin currently used by the C.A.B and enlarge the Pond Road car park further.

Consultations and Representations

County Planning Services: The Conservation Architect says that it is not the greatest design in the District but he cannot see how we can refuse its retention.

County Transport Planning Services: No highway objection is raised to the retention of the building for the use described.

Third Parties: There have been no third party objections to the application

Adur District Conservation Advisory Group: Request that central alternative accommodation be found.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH4, NE11 DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AG2, AB4, AB15, ACS5.

Planning Assessment

Policies

Policy DEV1, states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into account the need to, amongst other things, integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activities; have regard to context including site characteristics, townscape/streetscape, views into and out of the site and building styles and materials.

Policy AB4, taking into account the statutory duty to preserve and enhance the appearance of Conservation Areas, requires development to be of high standard of design and construction materials. Policy ACS5 states that development to extend or improve community facilities within the built up area will be permitted, subject to other Local Plan policies. Development which would involve the loss of an existing community facility will not be permitted.

The Citizens Advice Bureau centre is a valuable community facility and its retention in the town centre should be promoted. As part of planning application ADC/236/07 it was noted that the Pond Road car park extension would result in the demolition of the portakabin that houses the C.A.B. This approval was on the basis that the C.A.B had found new premises within the town centre.

Whilst the proposed permission is for 10 years it is considered that the retention of the C.A.B. would not prejudice the further expansion of the Pond Road car park in line with the objectives of Shoreham Renaissance.

Visual amenity

The portakabin is not considered to be particularly in keeping with the residential style buildings of the Conservation Area. The Library and Health Centre on the other side of Pond Road and the Community Centre itself are all more modern buildings which add to the varied make up of built form within the vicinity. Although the portakabin is large it is shielded from view by a high wall on the northern side and the car park and boundary wall to the west. To the east are a number of trees that during summer also ameliorate the effect of the C.A.B. building and therefore it is considered that the retention would not have an adverse effect on the Conservation Area.

Access

The car park is ideally located for people to use the C.A.B. and bicycle parking is also provided nearby.

Recommendation

APPROVE for reason that :-

Contrary to policies AB4 of ADLP & CH4 of WSSP

5PP ~~Although the building detracts from the Conservation Area, it is considered ... having regard to the desirability ... providing for the needs of the community~~

~~2PC~~ – amended

The ~~proposed development would~~ building does not detract from the local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AB4) and the West Sussex Structure Plan (DEV1, DEV4-5, CH4)

1. C1D~~i~~e – amended
   …31 Jan 2013. **Reason:** To enable the Local Planning Authority to review…etc.

Case Officer: [signature]
Date: 10·12·07 [initials]

Reason

5PP Although the building detracts from the appearance of the Conservation Area contrary to policies AB4 of ADLP & CH4 of WSSP and its retention is contrary to DP. AT6 of the ADLP, it is considered appropriate ... .. having regard to the desirability ... providing for the needs of the community taking account of policies ACS5 and NE11.

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