Exp'y 3/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0329/07 **Recommendation – Permit Application**

Site: **M & D Motors Hawkins Road Shoreham-by-Sea West Sussex**

Proposal: **Continued use as vehicle repair garage including M.O.T testing with 4 exclusive car parking spaces (renewal of SU/65/05/TP)**

The Application

The application is to renew temporary permission SU/65/05/TP which was for renewal of SU46/01/TP (use of Store 7 as a vehicle repair garage, use of Store 8 as an associated MOT testing station & exclusive use of 4 parking spaces within the compound plus use of 8 other spaces during working hours if unoccupied by residents).

The application site lies within a garage / storage compound to the rear of the parade of shops with flats above. Access is gained by a private driveway along the south side of the dwelling at 64 Hawkins Road. The building measures 6-10m deep with a maximum width of 21m and shares a forecourt with private garages and stores.

Consultations and Representations

Two letters have been received from nearby residents both stating no objection to continued operation of the existing business.

The County Highways Officer has advised of no objection to continued operation of the business however it is noted that the total number of car parking spaces (12) is higher than the recommended maximum parking standard.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:
- E1 (Retaining & Enhancing Existing Employment Sites)
- T4 (Car Parking)

Adur District Local Plan:
- AE15 (New Development Outside Established Business / Industrial Areas)
- AE16 (Existing Businesses in Residential Areas)
- AT 12 (Access, Servicing & Parking Requirements for Developments)

Planning Assessment

The site is not identified for any particular use in the Local Plan. It lies on the edge of the residential area adjoining garages and shops to the south. The Homebase Retail Warehouse, lies to the west. Local Plan Policy AE 15 provides for the use of small buildings of less than 300m^2 located within the built up area but outside business / industrial areas for business use. It refers to Class B1 uses only, and contains provisos about no loss of amenity to nearby residents and on-site parking and access arrangements being acceptable under Policy AT 12.

The use in question appears to be acceptable under Policy AE 15 with the floor space of the two stores combined being 170m^2. The use of the building itself has not caused unacceptable noise or disturbance and Council's EHO has raised no objection to either the previous or current application.

When extending the temporary approval in 2005, the main issue considered was whether the business caused unacceptable overflow of parked cars onto Hawkins Road. Apart from 4 parking spaces specifically let to the garage business parking and turning space is shared with the other garages and stores in the compound. In 2005 it was noted that the problem appeared to have diminished however, with only 2 neighbours (out of 19 notified) re-raising the issue, as opposed to 11 when the initial proposals were lodged in 1996 & 1998.

As advised by County Highways, the maximum parking standard applicable to this repair garage is 4 bays. Only 4 spaces are identified in the proposal as being for the exclusive use of the garage, however in practice, more space is available in the yard (including up to 8 residential bays generally not used during the hours of the garage's operation).

Whilst the total number of car bays is above normal standards, in practice it is unlikely that 12 bays will ever be available at one time. Furthermore, as the number of resident objections has now diminished to zero, it appears that this car parking arrangement has satisfactorily resolved those previous concerns relating to parking on Hawkins Road.

Notwithstanding the above, a condition ensuring that no vehicles relating to the repair business and MOT testing station be stored or parked in Hawkins Road is recommended consistent with Council's determination of the 2005 extension.

Recommendation

Approve for reasons:-

The use does not conflict in principle with the relevant policies AG1, AE15 or AT12 of the Adur District Local Plan or LOC1, NE5-6, DEV1 or DEV4-5 of the West Sussex Structure Plan or detract significantly from the local urban environment, but, owing to the propensity to cause parking problems in

Hawkins Road leading to potential highway obstruction and detriment to safety, it is considered that permission should only be given on a temporary basis.

Conditions:

1. C1Dii (Temporary permission expiring 31 July 2009)
2. C10B (Hours of working and movement of vehicles)
3. C10Dii (No outside working)
4. C16Ai (Use restricted to light mechanical repairs, servicing, valeting and MOT-testing of cars and light vehicles only)
5. No vehicles which have been left with or are in the control of the operators of the vehicle repair garage and MOT-testing station hereby permitted shall be stored or parked in Hawkins Road.

Case Officer: ....

Date: 17/7/07 17/7/07.