Expires. 13/4/07.

# Development Control – Delegated Officer Report

**Application Number: ADC/0095/07** **Recommendation – Permit Application**

**Site:** **266 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 6BF**

**Proposal:** **Retention of attached rear store (renewal of SU/250/03)**

## The Application

The application site is a glass and mirror shop located in a small retail parade on the corner of Upper Shoreham Road and Garden Close, Shoreham. It is the southernmost retail unit and is bordered by adjoined retail units to the north and by No.268 Upper Shoreham Road to the west.

The proposal is to renew a temporary permission (granted under SU/250/03/TP) for a UPVC clad store at the rear of the shop. The three year temporary permission was attached to the store in order 'to retain control over a building which, owing to its construction materials, is likely to deteriorate' in the near future. This permission expired on 31 January 2007.

## Consultations and Representations

### Third Parties

4 Garden Close have no objection to a further three year permission but wish to be consulted if a more permanent structure is to be built.

### Contributors

No representations have been received.

## Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AS5

West Sussex Structure Plan: DEV1, NE9

## Planning Assessment

The store as it stands covers an irregularly shaped rear space, sandwiched between the rear elevation of the shopping parade and the neighbouring garden to the west. It is constructed from UPVC cladding with a translucent polycarbonate flat roof. The store is out of sight from the street and, being tucked in on lower ground at the southernmost corner of the site, is visible only at oblique angles from the rear windows of No.268 Upper Shoreham Road. The garden of this property offers greater views of the unsightly, overgrown wasteland that belongs to the other retail units than the store itself. Consequently it is felt that the store as it stands offers no detriment to the visual amenity of the neighbourhood.

It is considered from viewing the store that very little degradation of the structure has occurred over the last three years and, should any future decay occur, the impact on the surrounding amenity will be minimal due to its concealed positioning. It is also abundantly clear from the site visit that the store provides valuable additional floor space and is integral to the success of the shop itself. To impose its removal would therefore negatively impact on an important local business.

The three year temporary permission condition was attached to the approval as it was felt that the construction materials would decay over time and become unsightly. The use of a temporary permission thus affords the planning department the opportunity to remove the structure in the event of excessive deterioration. As deterioration has not occurred, and appears unlikely to in the next 3-5 years at the very least, it is concluded that permission for the store should continue on a permanent basis.

## Recommendation

APPROVE for reason that :-

1PPi: amend to: '...Adur District Local Plan (AG1, AS5) and the West Sussex Structure Plan (DEV1, NE9)'

Subject to:

1. The store hereby permitted shall be used only for storage associated with the main use of the premises as a retail shop and for no other purpose.

**Reason: In the interests of amenity and to comply with policy AS5 of the Adur District Local Plan and NE9 of the West Sussex Structure Plan.**

Case Officer.....

Date 9/3/07.....

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