Expires 14/4/08

Development Control – Delegated Officer Report

Application Number: ADC/0102/08 **Recommendation – Permit Application**

Site: **Manor Road Service Station Manor Road Lancing West Sussex**

Proposal: **Re-location of jet wash system to south of forecourt and erection of screen wall**

The Application

The application site is the Manor Road service station in Lancing. The site is bounded to the west, east and south by Upper Boundstone Lane, Lynchmere Avenue and Manor Road respectively and to the north by residential bungalows. The main kiosk and petrol canopy faces south across an open grass frontage to the junction of Manor Road and the A27. Vehicular access is from the east and west. Gas storage tanks and a jet wash system are sited off the western elevation of the main kiosk building.

This proposal seeks permission to relocate the jet wash system to the front of the site, between the open grassed area and the main canopy. The re-siting is required under Health and Safety regulations as the jet wash system is currently too close to a drain that serves as a petrol spillage drainage point. The jet wash system will be located where there are currently air and vacuum cleaning terminals. A 10 metre wide and 1.8 metre high wall will be erected behind the tall 4 metre high hoses to prevent residue spillage south and to improve the general appearance of the site.

This application is a resubmission following the refusal of a similar scheme under ADC/0755/07 that included an obscurely glazed screen instead of the wall. The screen was deemed to create an incongruous feature that would be detrimental to the character and appearance of the site.

Consultations and Representations

Consultations/Comments

Southern Water Services Ltd	No objection, but require further details of the protection to be afforded to the public water main during construction, with no works to be carried out within 3 metres of the main without prior approval.
Chief Environmental Health Officer	Following noise tests, no objection.

Third Parties

No. 115 Manor Road has objected on the grounds that the grassed verge is preferable to the proposed wall.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AP7, AE16

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1).). Local Plan policy AE16 encourages alterations or improvements to existing businesses in residential areas providing they cause no significant adverse effects on the amenity of nearby residents. This impact is reflected in policy AP7 that seeks to minimise the effects of, amongst others, noise pollution on residential areas. PPG24 'Planning and Noise' (para.10) states that Local Authorities 'must ensure that development does not cause an unacceptable degree of disturbance', particularly to residential areas.

Visual Amenity
The jetwash system is to be located central to the front/southern elevation of the garage, on the boundary between the forecourt and grassed area fronting Manor Road. This is currently an open plan arrangement punctuated by the pricing signage to the front and air and vacuum units adjacent to the forecourt. The jetwash system is currently sited on the western flank wall of the garage/shop and is a larger unit with hoses approximately 4 metres tall. This unit will be re-sited adjacent to the air and vacuum units with a 10 metre wide arced brick wall that arches to a height of 1.8 metres for the central section built to protect the grassed area from soap and water residue. Due to its location the jetwash system and screening will be highly visible from the roads and footpaths to the south, east and west and will be a clear and dominant feature of the garage. It was considered that the screening proposed in the initial application was inappropriate against the grassed open plan nature of the garage and would become a feature increasingly detrimental to the amenity of the area.

The wall proposed would serve to enclose the air, vacuum and jetwash units from view and would create a more pleasant feature fronting the garage than current. It is therefore considered that this revised proposal will not have a significant detrimental impact on the appearance of the garage and the locality in general, and will thus conform to structure plan policy DEV1 and local plan policy AE16.

Residential Amenity

The nearest properties are sited over 20 metres away in all directions, further than the nearest properties to the jetwash's current position. Although it is not considered that there would be any increased noise disturbance in this location, Environmental Health have requested a basic noise assessment. Although this has not been supplied, Environmental Health have conducted their own noise calculations and are satisfied that the new position of the jetwash will not cause disturbance to nearby dwellings.

Other Matters

Southern Water, whilst recommending no objection to the proposal, are concerned at the lack of details of the location nearby water main. A condition is therefore requested for details of the exact location of this main to be submitted along with measurements to be used to protect it during construction works. No works are to be carried out within 3 metres of the main without their prior consent.

Recommendation

APPROVE for reason that :-

1PPi '...ADLP (AG1, AE16) and the WSSP (LOC1, DEV1).'

Subject to:

1. C1Ci
2. Prior to commencement of development, details of the exact location of the public water main and the measures to be used to protect it during the course of works shall be submitted to and approved in writing by the Local Planning Authority. Reason: To avoid the contamination of public water supplies by discharge from the jetwash system, having regard to policy ~~ERA~~ 5 of the WSSP.
3. Wall to be coloured to match existing bldgs

PB 10/4/08

Case Officer:..... Date: 9/4/08

Planning Services Manager:..... Date:.....

Planning & Regulatory Committee Chairman:..... Date: 14/4/08