Expires 21/1/08.

Development Control – Delegated Officer Report

Application Number: ADC/0714/07 **Recommendation – Permit Application**

Site: **Coastline Caravans 88 Old Shoreham Road Lancing West Sussex**

Proposal: **Detached workshop (for preparation of caravans for sale)**

The Application

The application site is the Coastline Caravans yard on the south side of the A27 on the eastern edge of the Lancing built-up area. The yard is at the rear of a former petrol station that has been converted to a car sales business and is bounded to the south and east by the Lancing-Shoreham strategic gap. To the west are two pairs of semi-detached houses and further detached bungalows fronting the A27.
This application seeks permission to erect a workshop facility on an existing hardstanding on the south western corner of the site. The purpose of the workshop is to enable the business to prepare and maintain caravans under cover prior to their sale, a task that is currently completed in the open yard. The workshop will be 9.4 metres in length and 7.3 metres in width with a height of 3.7 metres to the ridge of a shallow pitched roof. It will be completed in corrugated steel sheeting and feature doors on the north elevation only.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objection but recommends that the doors are orientated to the east, away from the residential units.
Highways Agency	No Objection.
Environment Agency	No Objection.

Third Parties

No.84 Old Shoreham Road (A27) Objects on the grounds of noise and odour disturbance.

Lancing Parish Council raise No Objection.

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
PPG24 'Planning and Noise' (DoE 1994)

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 meet access and parking standards (Structure Plan policies DEV4-5) and will 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.

Visual Amenity
The proposed workshop will be sited on the rear south west corner of the site and out of view from the A27. Tall trees, shrubs and undergrowth form the boundary to the strategic gap on the southern and eastern boundaries of the site such that the workshop will be out of sight. Although the workshop will be to an eaves height of 3 metres and overall height of 3.7 metres it is not considered to form an excessive feature detrimental to the visual amenity of the strategic gap or the neighbouring properties.

Residential Amenity
The hardstanding onto which the workshop will sit sits against 1.8 metre high fence panels that separate the site from the gardens of No's 84 and 86 Old Shoreham Road (A27) to the west. Further north this boundary is formed of very tall Lleylandii trees that shield these properties from the site. The rear elevations of these properties will be approximately 35 metres to the northwest behind these Lleylandii. The rear garden of No.84 is 'L' shaped such that the furthest section will sit next to the workshop. The vast majority of the garden will be over 9 metres away to the northwest. It is not considered that this workshop will unduly impact on these properties.

Other Issues

The neighbour at No.84 has objected on the grounds that disturbance will be caused by noise and odour generated by everyday usage of the workshop. Their garden is sited such that only a small section sits against the side elevation of the workshop. Any noise/odour generated by maintenance of the caravans will be directed north via the doors where the boundary separation is noticeably greater. Given that the use of the workshop will be for the storage of maintenance tools and the preparation of caravans prior to sale, and not for any heavy construction purposes, and that this activity already takes place on site in the open, it is not considered that a significant intensification of use or noise will occur. This proposal will thus not conflict with local plan policies AP7 or AE16.

Recommendation

APPROVE for reason that :-

1PPi: '...ADLP (AG1, AP7, AE16)...'

Subject to:

1. C1Ci
2. C16Ai The building shall be used only for the purposes of the preparation of caravans for sale and for no other purposes. R. In the interests of amenity... - policy AG1 of ADLP & DEV1 of WSP. PB 7/1/08

Case Officer:..... Date: 3/1/08.

Planning Services Manager:..... Date: 7/1/08.

Planning & Regulatory Committee Chairman: D.T.Mills Date: 7/a/08