Development Management - Delegated Officer Report

Application Number: AWDM/1019/16 Recommendation – Approve

Site: The Co-operative Complex, Ham Road, Shoreham-By-Sea

Proposal: Colour variation to shopfront; reduce island planter and remove tree; 2 no. fire escape ramps at rear; block off side fire escape; new plant on flat roof with new handrails to lower and upper levels. Alterations to window at first floor to access lower roof plant including ladders; metal steps across roof to access main plant and alterations to existing ladder and handrail barrier to landing of roof access.

Date of site visit: 12 July 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application is proposing a number of changes to the Co-Op in Ham Road. These are:

1. Provision of new access ladder, metal staircase and safety handrail on the flat roof
2. Replacement of plant on the roof with new handrails to lower and upper levels
3. Reduction in height of brick planter and removal of trees at entrance to car park
4. Alterations to the car park markings including new hatched area to parent & child and disabled bays, new hatched walkway across car park and new home delivery space
5. Two new access ramps with handrail to rear service doors
6. Alterations to colour of shopfront facing the precinct from plain brickwork to 'traffic grey'

Relevant site history

Various

Consultations

West Sussex County Council: The **Highway** Officer has no objections. Comments that it is not anticipated that there would be any significant changes to traffic generation to and from the site, as a result of the proposed introduction of a home delivery van space. There are no proposed changes to access arrangements and there is no reduction in parking on the site. The National Planning Policy Framework (NPPF) states that development should only be prevented or refused on highway grounds where the residual cumulative impacts of the development are severe. The LHA do not considered that the development would result in any impacts on the local

highway network that could be considered severe. No highway objection would be raised.

Observations
The car park itself is private land as such the LHA have no jurisdiction over this; however as an observation a home delivery vehicle reversing into a bay near the shop entrance/pedestrian walkway and car park ticket machine, could cause a safety concern. Could the home delivery vehicle not be accommodated to the rear of the store where other vehicles deliver?

Adur & Worthing Councils: The **Environmental Health** officer has made no adverse comments

The **Tree and Landscape** Officer has no objection. He comments that he does not consider that the three Sycamore trees in the brick built planter are worthy of being protected. The trees are small self-seeded trees with no definable form or shape and are unlikely to form significant trees.

Southern Water: Request informative

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises improvements to an existing shop located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The majority of the proposed works are minor in nature and will have little visual impact. The removal of the trees at the entrance to the car park will not have a significant impact as there are other large trees close by which will maintain the ‘green’ appearance in this area.

The alteration to the shopfront, replacing the brickwork with a grey finish, forms part of the corporate re-branding of Co-Op. It is not considered that this alteration, which applies to the shopfront within the precinct only, will have a significant visual impact.

Residential amenity

The proposed new roof plant (for refrigeration and air-conditioning) is supported by an acoustic report which concludes that neighbouring residents will not be disturbed by noise. The Environmental Health Officer has no objections to the proposal.

The new ramps to the rear service doors should not result in any significant increase in noise or activity.

Parking and Access

WSCC Highways have no objections to the proposal but they did comment on the position of the home delivery bay. Amended plans have since been received omitting this from the plan.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation? N

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 15 August 2016

Authorised by: Gary Peck Date: 15 August 2016