expiry 20.08.07

Development Control – Delegated Officer Report

Application Number: ADC/0344/07 **Recommendation - Permit**

Site: **Tesco Holmbush Centre Upper Shoreham Road Shoreham-by-Sea**

Proposal: **Glazed entrance lobby to front of existing store**

The Application

The application site lies both within an area designated as AONB and the built up area as allocated in the proposals map of the Local Plan. The Tesco store has recently been extended under planning approval ADC/0049/06 with a south (front) and west side extension.

The proposal is for a glazed entrance lobby over the new entrance to the extended store to the west of the main Holmbush entrance. The proposed lobby would be 12m wide, by 6.7m deep, by 4.3m in height and would be constructed in white coloured aluminium framework with double glazed panels.

The lobby itself would replace and existing cantilevered canopy which projects at a similar height for approximately 2.5m. The front elevation of the extended store is made in white coloured aluminium with infill glazed panels the same size as those proposed in the lobby.

Consultations and Representations

Third Parties

There have been no third party representations on this application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE10, CH1-2, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC2, AS3, AT12.

Planning Assessment

In the context of the Holmbush Centre the proposed lobby is of a minor ancillary nature and is acceptable in principle.

The built form of the structure would be highly visible due to it being at the front of the store adjacent to the car-park. The structure would match exactly

that of the front elevation and it is considered that this would prevent any incongruous effect that the proposals may have.

Whilst the store is in the AONB the Downs themselves are shielded from view by the embankment of the A27 bypass, and therefore the proposals would not have a visual effect on the preserved landscape.

Three inset parking spaces will require relocation, due to the lobby extending out from the building. The applicant states that the spaces will be relocated on the far west of the front elevation adjacent to the footway. This will still allow easy access to the store for people with young children, due to their proximity to the front footway of the store and is therefore considered acceptable.

The only concern with the proposals would be with any additional signage which could be applied to the structure at a later date, but the current submission makes no reference to this and an application would be required on their behalf if signs were added. The clear glazed structure would not have a particularly physical presence as there would be views through it to the store behind and therefore the proposals would not detract from the appearance of the locality in an obtrusive way.

The proposed lobby would serve to help prevent heat loss from the building and in so doing would be in the interests of sustainability as it would cut down on the amount of power used to heat the building.

Recommendation

APPROVE for reason that :-

The proposed development is within the built-up area and of a minor ancillary nature to the existing retail superstore. Owing to its sympathetic design it would not cause harm to the appearance of the locality, including the landscape of the Sussex Downs AONB, nor any other detriment to amenity or highway safety. It would consequently not conflict with the relevant policies of the ADLP (AG1, AC2, AS3, AT12) and the WSSP (LOC1, NE10, CH2, DEV1, DEV4-5)

1. C1Ci.
2. C12Ei.
3. The construction of the glazed lobby hereby permitted shall not be commenced unless and until three new parking spaces have been created in accordance with drawing number 6329/524.
   Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

Case Officer:
Date: 26.07.07 CJ 27.7.07.