Development Management - Delegated Officer Report

Application Number: AWDM/1037/24 Recommendation – Grant

Site: Car Park, Co-op, Ham Road, Shoreham

Proposal: Proposed installation of two rapid electric vehicle charging stations and ancillary equipment within the car park of Co-operative Food. Three existing parking spaces will become two EV charging bays, including one fully accessible bay.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the car park of the Co-op store on the north side of Ham Road. 4 parking spaces at the far southern end of the central parking area are to be converted to two rapid EV charging bays one wider than the other for accessibility purposes. A feeder pillar is to be erected on land immediately south of the parking bays and currently hatched with protective bollards. This pillar measures 2200 x 1950 x 1000 mm. Two charging units are proposed between the bays measuring 2200 x 850 x 660 mm.

The site is with the Shoreham conservation area.

Relevant Planning History

N/A

Consultations

Highways: No objection.

Health: No objection.

Representations

26 neighbours notified. No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15, 16, 17, 19, 34 and 35
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the car park provision to provide for more sustainable EV charging bays. Switching to more sustainable forms of energy is generally supported. The site is located within the built up area and can be supported in principle. The relevant issues are the effects on parking arrangements, neighbouring residential occupiers and the effect on the character and appearance of the conservation area.

Highways

The local highway authority has confirmed that the loss of 2 parking spaces is not significant and will not have any adverse impact on parking locally.

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Residential amenity

This is an existing car park and the southern boundary with gardens of houses in New Road is defined by a 2 metre high wall. No neighbour amenity issues are anticipated

Visual amenity

The parking bays and associated equipment are acceptable in this town centre location and will not be harmful to the appearance of the area nor the adjoining conservation area.

BNG

This is part of a hard landscaped car park with zero biodiversity and is therefore exempt.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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:	MOK	Date: 1/10/24
Authorised by:	Peter Barnett	Date: 1 October 2024