Application No.: ADC/0750/07 Recommendation – Permit Application

Site: Dunelm Soft Furnishings, Shoreham-by-Sea, West Sussex

Proposal: Erection of Canopy over Existing Loading Bay to Rear of Property

The Application

The application site contains a large commercial building and associated car park that encompasses a soft furnishings company known as Dunelm. The site is located on the southern side of the railway line within the built-up area of Shoreham and is bounded by Eastern Avenue along its southern and eastern boundaries.

The building was originally erected in 1986 and aside from internal alterations to the mezzanine floor, the addition of a new entry incorporating disabled access, and the installation of new signs, is relatively unaltered since that time. The applicant now seeks approval to erect a sloping metal roofed canopy over the existing loading bay located in a small recess at the rear of the building, adjacent to the railway line.

The proposed structure measures 10.2m in depth by 5.7m in width (a total covered floor area of approximately 58m^2), and has been designed to have a minimum clearance height of 4.175m. The six degree pitch of the sloping roof means that the highest point of the structure reaches a maximum of 5.6m above ground level.

Surrounding development involves the rear elevation of semi-detached houses and the side elevation and car park of a large commercial building on the northern side of the railway line, the Council administration staff car park to the west, The Ham (a village green) on the opposite side of Eastern Avenue to the south, and a McDonalds Family Restaurant on the opposite side of Eastern Avenue to the east of the site.

Consultations and Representations

County Transport Planning Services: No objection.

Third Parties: No representations have been received on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AH7

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). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity, Character & Appearance

Located to the rear of the existing structure the canopy is largely hidden from public view and therefore has a negligible impact on the existing character or street scene of the area. The proposed use of matching building materials (painted steelwork column sections with the roof structure and perimeter fascia detail clad in plasticol coated profiled metal sheeting), further ensures that the structure is in keeping with the character of the existing structure.

Access & Car Parking

As the structure is simply intended to provide shelter to an existing loading bay, the proposal does not involve any alteration to the existing access arrangements nor warrant the provision of any additional parking.

Recommendation

APPROVE for reason that :- 2PPii

Subject to:-

1. C1Ci (standard timeframe)
2. C12Ei (matching building materials)

Case Officer: ..... Date: 16/1/08

18/1/08