Expires 5/2/08.

Development Control – Delegated Officer Report

Application Number: ADC/0755/07 **Recommendation – Refuse Application**

Site: **Manor Road Service Station Manor Road Lancing West Sussex**

Proposal: **Re-location of jet wash system to south of forecourt and erection of obscure-glazed screen**

The Application

The application site is the Manor Road service station in Lancing. The site is bounded to the west, east and south by Upper Boundstone Lane, Lynchmere Avenue and Manor Road respectively and to the north by residential bungalows. The main kiosk and petrol canopy faces south across an open grass frontage to the junction of Manor Road and the A27. Vehicular access is from the east and west. Gas storage tanks and a jet wash system are sited off the western elevation of the main kiosk building.

This proposal seeks permission to relocate the jet wash system to the front of the site, between the open grassed area and the main canopy. The re-siting is required under Health and Safety regulations as the jet wash system is currently too close to a drain that serves as a petrol spillage drainage point. The jet wash system will be located where there are currently air and vacuum cleaning terminals. A 6 metre wide and 1.8 metre high obscurely glazed screen will be erected behind the tall 4 metre high hoses to prevent residue spillage south.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	Have received no complaints regarding the current system but will require basic acoustic details to support the application in order to determine whether it will impact on the properties opposite on Manor Road.
Environment Agency	No objections subject to a condition being attached requiring a scheme for the disposal of foul and surface waters has been submitted an

approved.

WSCC- Highways & Transport	No objections.

Third Parties

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

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 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. PPG24 'Planning and Noise' (para.10) states that Local Authorities 'must ensure that development does not cause an unacceptable degree of disturbance', particularly to residential areas.

Visual Amenity
The jetwash system is to be located central to the front/southern elevation of the garage, on the boundary between the forecourt and grassed area fronting Manor Road. This is currently an open plan arrangement punctuated by the pricing signage to the front and air and vacuum units adjacent to the forecourt. The jetwash system is currently sited on the western flank wall of the garage/shop and is a larger unit with hoses approximately 4 metres tall. This unit will be re-sited adjacent to the air and vacuum units with a 6 metre wide and 1.8 metre high obscurely glazed screen protecting the grassed area from soap and water residue. Due to its location the jetwash system and screening will be highly visible from the roads and footpaths to the south, east and west and will be a clear and dominant feature of the garage. It is considered that the screening in particular is inappropriate to the grassed open plan nature of

the garage and will be a feature that over time will become increasingly detrimental to the amenity of the area.
Following discussions with the agent, it was suggested that the preferred position would be on the eastern elevation of the garage/shop, disguised from clear view. This however could impact on the northern adjoining neighbour with noise, odour and residue disturbance and would require a specific noise assessment. The applicant is unwilling to site the jetwash in this position for this reason.
As a compromise it was suggested that a low wall could be included instead of the glazed screen. This wall would serve to both screen the jetwash, air and vacuum units from view, as well as better enclosing the forecourt area, providing a clear distinction between the grassed frontage and the activity of the forecourt. The applicant has not submitted amended plans along these lines and so this application is recommended for refusal as it will detrimentally impact on the appearance of the garage and the locality in general, contary to structure plan policy DEV1 and local plan policy AE16.

Residential Amenity
The nearest properties are sited over 20 metres away in all directions, further than the nearest properties to the jetwash's current position. Although it is not considered that there would be any increased noise disturbance in this location, Environmental Health have requested a basic noise assessment which has not been supplied.

Recommendation

REFUSE on ground that :-

B5AR (amended) 'The proposed jetwash system and screening would form an obtrusive and incongruous feature that would be visually out of keeping with the open nature of the site and detrimental to the local environment, thereby conflicting with the policies of the WSSP (DEV1) and the ADLP (AG1, AP7, AE16)'

Case Officer:.....

Date: 5/2/08.

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