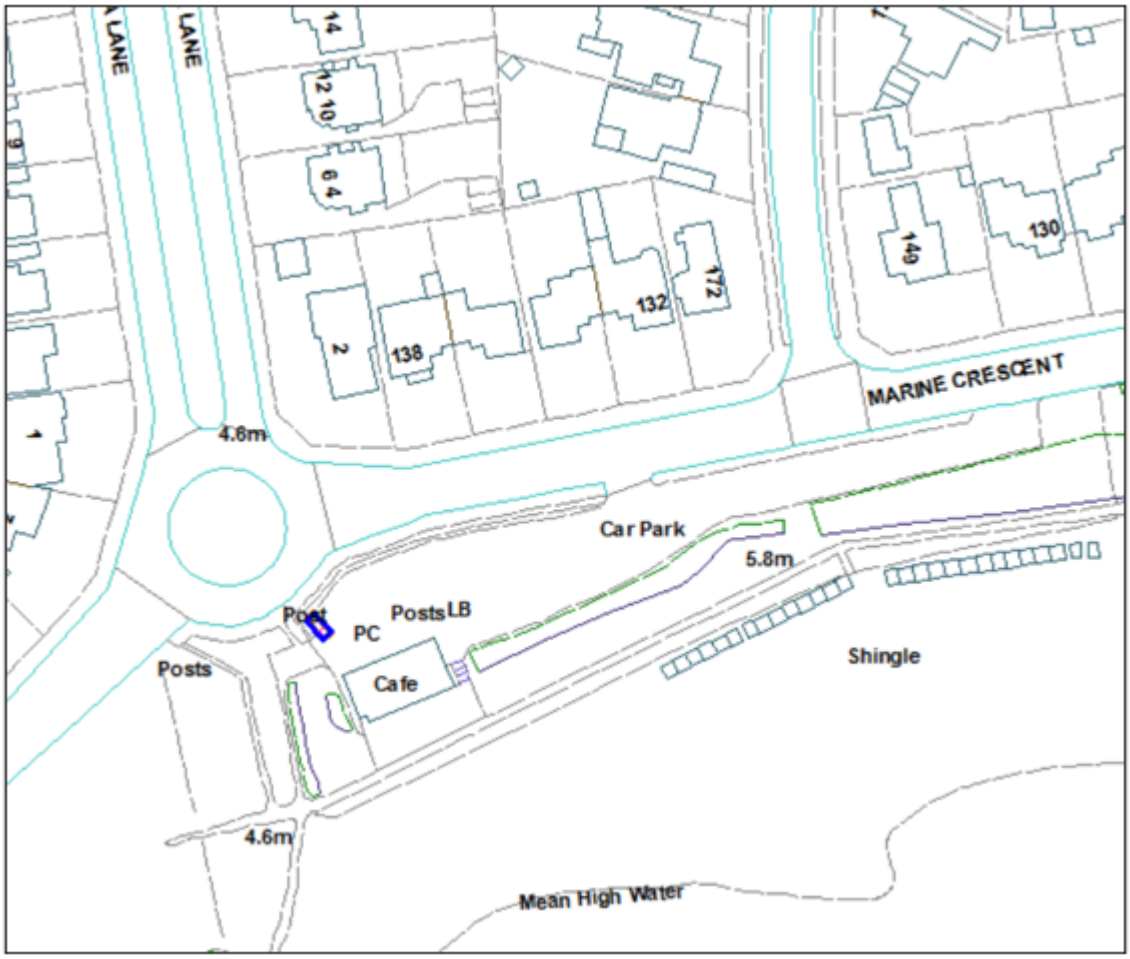
Application Number:	AWDM/0160/26	**Recommendation -** Approve
Site:	Car Park Adjacent Sea Lane Cafe Marine Crescent Worthing West Sussex	
Proposal:	Retention of storage container for wood in connection with sauna provision on the beach	
Applicant:	Andrea Derrick	**Ward:** Goring
Agent:		
Case Officer:	Tom Westerman	



Not to Scale

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Proposal, Site and Surroundings

The application site is situated within the car park adjacent to Sea Lane Café. The storage container is located on the far left-hand side of the car park. The car park is bordered by a hedge which partly obscures the cars parked within it. Sea Lane Café is located to the south, with the roundabout at the junction of Marine Crescent, Marine Drive and Sea Lane located to the north. The site is not located within a Conservation Area and there are no listed buildings in the immediate vicinity. The site is not affected by any TPO trees.

Planning permission is sought for the retention of a storage container for the storage of wood in connection with sauna provision on the beach. Based on the original application (AWDM/0279/21), the storage container measures approximately 9 square metres, has a height of 2.59 metres and is sited within the car park adjacent to Sea Lane Café, occupying one of the car parking spaces. The container is dark blue in colour.

Relevant Planning History

AWDM/0279/21 - Temporary siting of storage container for 7 months of the year (April to October inclusive) for the storage of kayaks, paddleboards and ancillary equipment in connection with a seafront concession hiring such equipment.
STATUS: Application Permitted 26th March 2021.

Consultations

None undertaken.

Representations

Resident from No.138 Marine Crescent objected to the proposals, and raised concerns in relation to the following:

- Lack of demonstrated need and reasonable alternatives
- Harm to visual and residential amenity
- Anti-social behaviour and safety concerns.

Relevant Planning Policies and Guidance

Worthing Local Plan 2020-2036:
DM5 Quality of the Built Environment;
DM12 The Visitor Economy

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The container used for storage of wood in connection with a sauna concession located on the nearby seafront and has been in situ since c.2021 when it was used for the storage of paddleboards and equipment in connection with a different concession (run by the same operator). Policy DM12 supports the provision of facilities which, amongst other things, improve the quality of the visitor economy and meet the needs of visitors and the local community. The key consideration is the effect on the visual amenity of the locality.

Visual amenity

Policy DM5 requires all new development to be of a high architectural and design quality. The storage container is utilitarian in appearance and constructed from materials which do not particularly contribute to the visual quality of the area and in this respect does not fully accord with the requirements of Policy DM5.

However, the container is situated within an established car park which is partially screened by a boundary hedge, with a roundabout situated to the north and the Sea Lane Café to the south. The container is therefore viewed within the context of an established car park and associated seafront commercial and leisure uses, rather than as an isolated feature within a predominantly residential setting.

The objection regarding the visual impact of the storage is noted, including concerns relating to its condition, colour and external branding, which also contribute to its utilitarian appearance.

The storage container supports the operation of the existing sauna facility by providing storage for wood required for the sauna. The retention of the container therefore assists the continued operation of an established seafront concession which contributes to the visitor offer and vitality of the seafront.

However, the container is not considered to represent an appropriate permanent storage solution. The previous permission (AWDM/0279/21) was granted for a temporary period and, having regard to the requirements of Policy DM5, a further temporary permission is considered appropriate to allow the continued operation of the sauna whilst providing the applicant with sufficient time to explore and implement a more suitable long-term storage arrangement. A further period of three years is considered to be an appropriate timescale. The proposal is therefore considered acceptable on balance, subject to a condition limiting the permission to three years.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Temporary Permission 3 Years