Development Management - Delegated Officer Report

Application Number: AWDM/1575/13 Recommendation – Approve

Site: Halfords, Brighton Road, Shoreham-By-Sea, West Sussex BN43 6RJ

Proposal: Minor material amendment to ADC/0051/11 to allow division of existing unit to create two units

Date of site visit: N/A

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises an existing Halfords retail unit located on the north side of Brighton Road. Planning permission was granted in 2011 for renewal of ADC/0055/08 for the re-claddding and extension of the glazed frontages of the unit together with relocation of entrance doors (ADC/0051/11). The existing vehicle service doors on the east elevation would be replaced with 5.2 metre high glazing with two sets of access doors. This glazing would continue along the southern elevation and part of the western elevation with the southern entrance porch removed. The cladding would be replaced with matching new cladding with blue trims and capping. No extension of the floor area was proposed whilst the car parking arrangements would remain unaltered.

The current application reduces the amount of glazing on the south and east elevations from that previously proposed and alters the internal layout to show two units only.

Relevant site history

As above and:-

SU/52/05 – Mezzanine Floor (Relaxation Of Condition 5 Of SU/221/86) – Approved

SU/195/05 - Use Of East Part Of Building As Separate Motor Service Centre (With Assoc Alterations Including Double Pedestrian Entrance Door In S Side) - Approved

ADC/0241/06 - Use of east part of building for retail (Class A1) and/or separate motor vehicle servicing centre – Approved

ADC/0453/10 - Mezzanine floor of 200sqm (including relaxation of condition 5 of SU/221/86) - Approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site comprises an existing and established retail warehouse with ancillary motor vehicle servicing within the built-up area wherein there are no objections to the principle of alterations to the building.

The alterations are proposed to the premises in order to allow the conversion of the existing single retail unit with ancillary motor vehicle servicing to two retail units, with a different configuration to how it is currently operated. Earlier permissions have allowed subdivision to three units. The existing motor vehicle use is considered ancillary to the established retail use. The reconfiguration is minor in nature given that no new floor space is created.

Visual amenity

The alterations to the building comprise a general improvement and modernisation of the external façade and are not considered to result in detriment to the character or appearance of the area.

The site is located on an established retail park and is set well away from residential uses.

Parking and access

The site is located within an existing retail park with ample parking provision available. In any case, as no new floor space is created it is not considered that there is any requirement for additional parking provision.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of

neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

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: Peter Barnett Date: 23 January 2014

Authorised by: Gary Peck Date: 23 January 2014