Expiry 17/4/09

Development Control – Delegated Officer Report

Application Number: ADC/0523/08 **Recommendation – Permit Application**

Site: **57 - 59 Test Road Sompting Lancing West Sussex**

Proposal: **Relocation of front entrance door to shop and provision of 4 air-conditioning units at rear** (part retrospective)

The Application

The application relates to a small branch of Co-Op supermarket located within a small shopping parade between Hamble Road and Test Road, Sompting. The existing retail use occupies a pair of units while the third is a Fish and Chip, take away. There are flats above and a parking area to the front of the parade accessed from Hamble Road and Test Road. The site is within a residential area which comprises of mainly dwelling houses with some flats.

Permission is sought to reposition the existing entrance doors to the shop to the eastern end of the shop front, this is to accompany a shop refit, the proposed door is to be automatic. Since the application has been submitted the refit has taken place and the shop front has been altered, therefore this aspect of the development is retrospective.

Permission is also sought for 4 air conditioning units at the rear of the building.

Consultations and Representations

Adur District Council: - The Environmental Health Officer has no objection to the proposal. However it is requested that the units be properly mounted on anti-vibration fixings and fully maintained thereafter in order to prevent structure-borne noise.

Sompting Parish Council: - Object to the proposal as now the container is present manovering around it and the proposal will be extremely difficult and dangerous when emerging out of the yard.

Third Parties: - One letter has been received stating that comments cannot be made as unable to view the plans. Officer has emailed a copy of drawings to local resident and no further comments have been made.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB20

Design Bulletin No. 2 Shopfronts.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

Policy AB20 of the Local Plan states that shop fronts should be of a design and use of materials which respect the character of the area and should be designed to allow access for people with disabilities where it is practicable and reasonable to do so.

Structure Plan Policy DEV1 states that development should take into account the need to integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activites.

Visual Amenity

One of the issues for consideration in this case is the impact of the proposed re siting of the front entrance door to the shop and proposed air conditioning units on the general visual amenity of the area and appearance of the shop front.

The shop front faces onto the parking area to the front and is clearly visible within the street scene and from adjacent residential properties. It is however considered that the relocation of the door will only be a minor change to the appearance of the shop front and will not have any adverse impact on the visual amenity of the locality.

The proposed air conditioning units are to be located to the rear of the building, adjacent to the servicing area for the shops. They will be visible from Hamble Road to the rear of the site and from adjacent houses. It is however considered that the units will be acceptable in this case, they are not overly large and will be attached to the existing building, the impact on the visual amenity of the area is not such to warrant a refusal in this case.

Residential Amenity

The proposed shop front alterations will have no adverse impact on the residential amenities of the occupiers of the adjacent dwellings.

The proposed air conditioning units will be sited approximately 3 metres from the above flats. There are also dwelling houses adjacent directly to the south on the other side of the access road and on the opposite side of Hamble Road to the west. The Council's Environmental Health Officer has viewed the data submitted in relation to proposed noise levels and does not have an objection to the proposed units subject to them being mounted on anti vibration fixings.

Recommendation

APPROVE for reason that :-

The proposed development will not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AS1) and the West Sussex Structure Plan (LOC1, DEV1).

1. C1Ci
2. The air conditioning units hereby permitted shall be mounted on anti-vibration fixings at all times.
   Reason: -To prevent structure-bourne noise which would be detrimental to the residential amenities of the area, in compliance with PPG24

Case Officer.....[redacted].....Date.....24/3/09. IB25/3

Planning Services Manager.....[signature].....Date...25/3/09.....

Chair of Development Control Committee[redacted]Date...26/03/09.