Expiry Date - 09/05/2011

Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0004/11

Site: **Next Holmbush Centre Upper Shoreham Road Shoreham-By-Sea**

Proposal: **Non-material amendment to permission ADC/0389/10 to garden centre wall and service yard entrance including re-positioning wall to allow wider entrance for lorries**

The Application

The application site comprises the former Homebase store at the Holmbush Centre which is currently being reconfigured and extended to enable its occupation by Next under permissions ADC/0389/10 and ADC/0455/10 and ADC/0494/10.

The current application proposes a non material amendment comprising the removal of the entrance gates to the delivery access road, the widening of the access road by 2m and the replacement of the service gates and timber door separating the lorry access area from the non-vehicular delivery area with a roller shutter and double doors. The service yard and garden centre will continue to be enclosed with a perimeter wall and roof over.

Consultations and Representations

Consultations/Comments

West Sussex County Council: The Transport Planning Officer states that all of the proposed access alterations are on private land and do not affect the public highway and would if anything offer an improvement to existing servicing arrangements. There would be no objection to this non material amendment.

Third Parties: No representations received

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (1996) (saved policies): AG1, AH7
PPG24 ‘Planning and Noise’ (DoE 1994)

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Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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

The amendments to the service yard enable lorries to better access to and manoeuvrability within the delivery area without needing to wait for entrance gates to be opened, thereby preventing delays and possible congestion at the site entrance when deliveries are being made. Visually, the removal of the entrance gates does not harm the overall appearance of the site. The proposed roller shutter is an upgrade in security terms and, being some 23m back from the entrance to the service yard, it will not have a detrimental visual impact.

Residential amenity

The amendments do not have any adverse impact on residential amenity as they do not alter the covered service area or perimeter wall and maintain the reduced potential for noise disturbance.

Recommendation

That the non material amendments showing the removal of the service area gates, the widening of the access road by 2m and the replacement of the inner gates and timber door separating the lorry access area from the non-vehicular delivery area with a roller shutter and double doors as shown on Drawing No. 111-122-001 Rev A date stamped received 11 April 2011 are approved.

Case Officer Peter Barnett Date 4 May 2011