Expiry Date - 04/03/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1790/14 Recommendation – APPROVE

Site: Post Office 40 North Road Lancing West Sussex

Proposal: Demolition of existing cycle shelter. External alterations including works for a new vehicular access, installation of new gates, works for a new pedestrian footpath and construction of new canopy

Date of site visit: 8/1/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a Post Office counter and sorting office on the east side of the road in the centre of Lancing. The counter is a retail unit to the frontage and then sorting office is to the rear accessed via a driveway along its southern side and there is a foot access on the northern side. There is a community centre on the northern side and a bank, part of a terrace of shops to the south. Dwellings off Meadow Lane lie beyond the site to the east.

The proposal is for the demolition of an existing cycle shelter, external alterations including works to provide a new vehicular access, installation of new palisade gates, resurfacing of a new pedestrian footpath and the construction of a new polycarbonate roofed canopy. Eight new lamps will be installed along the northern side. A timber top to boundary walling is to be replaced. An air conditioning unit will be raised to enable foot access. There are no proposals for or affecting the Post Office counter unit. Whilst signage is proposed, these fall within deemed consent parameters or do not form part of the application.

Relevant site history: None relevant.

Consultations

Lancing Parish Council*:* No objection.

WSCC Highways – no objections

AWEHO -

Representations None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB13 and AB15
Proposed Submission Adur Local Plan (2014) Policies 9, 15, 26 and 29
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site lies within the town centre of Lancing. In terms of use class, the Counter is an A1 (retail) use and the sorting office is sui generis.

The sorting office provides statutory mail delivery services for the Lancing area and thereby supports the residential, community, public and business sectors. Proposals that enhance the services or access thereto provided by the sorting office are thereby supportable in principal.

Visual amenity

The new gates will be set 5m further back into the site and thereby less prominent than the existing forward sited timber gates. Their design would be industrial in character but given their position deep into the site between buildings, it is not considered that there would result any material harm to the street scene.

The canopy on the northern flank will be set deep along the elevation of the sorting office building and thereby largely out of public view, albeit callers will see the structure when accessing the callers' facility on this part of the site. The surfacing will be renewed on both access ways and there is no objection to the ground demarcations on design.

The air conditioning unit will be moved higher up the north elevation from its present position to enable people to pass along the footway on this side. The visual impact will not be material and in any event this minor element would be permitted development by virtue of the provisions of the General Permitted Development Order 1995 (ClassJ).

Neighbour amenity

The changes to the surfacing and proposed structures would be of no impact in terms of the occupational circumstances of the neighbouring sites. Whilst the new lamps will generate some spillage they face only the flank of the WSCC centre to the north and no residential properties. The air conditioning unit will lead to negligible impact there being no dwellings on the opposing side and it being positioned 6m away from opposing windows. There are dwellings to the south east / rear of the site off Meadow Lane but it is considered that the proposals would be too minor and benign as to imply any significant harm to the living conditions of their occupants.

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Approve

Subject to Conditions:-

1. Time Limit
2. Approved plans

Informatives

1. 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.

2. Advertisement Consent

Is recommendation contrary to letter(s) of representation? N

Case Officer: L Simmons Date: 29 January 2015

Authorised by: J Morin Date: 05.02.3015