Development Management - Delegated Officer Report

Application Number: AWDM/0653/18 Recommendation – TEMPORARY APPROVAL

Site: The Shoreham Centre Pond Road, Shoreham-By-Sea

Proposal: Provision of storage container

Date of site visit: 3rd July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The Shoreham Centre is a building with community use near to the library within Shoreham Town Centre. To the south and west of the building is car parking. The spaces directly adjacent to the building to the south are for staff use. The building projects to the south and there is a slightly enclosed area with pedestrian access from North Street with a wall marking the boundary of the site. This area has an ancillary appearance with fire doors, secondary accesses onto this space. There is an existing bin store and the kitchens are accessed by staff from here. There is a small storage unit adjacent to the bin store and the first exist. Consent is sought to remove this storage container and replace it with a larger container in the same position which the applicant describes as being able to offer a better solution to those hiring the hall. It makes economic sense as it would be fee based and it is an attractive proposition to a hirer who would likely favour choosing the Centre over another local community facility.

The application forms state that the container will be finished in brown to match the other brown cladding and finish of the main building. The container will be 3.01 metres long, 2.44 metres wide and 2.59 metres high. It will have two opening doors to the west side.

Consultations

Adur and Worthing Councils:

Environmental Health: - No adverse comment.

Estates: - No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 33
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises a storage container within the built up area and Conservation Area in Shoreham Town Centre. The principle of the proposal is acceptable provided that there is not adverse impact with regards to visual or residential amenity and that the proposal preserves or enhances the Conservation Area. The need for container is also for consideration here in relation to supporting the community use of the building.

Visual amenity, Impact upon Character and Appearance of the Conservation Area

Although the container is set within an ancillary, 'back' area where there are bin storage, fire exits and existing storage containers adjacent to a staff car park the container will be visible within the street scene. Directly to the south is North Street. From this road there are glimpses of this area and a walk through access from the pavement to the car park. Having said this, despite its appearance and scale the container is to be finished in brown to match in with the brown cladding and fenestration detailing on the building. In the light of the need for storage to facilitate the successful use of this community building it is considered that the proposal can be supported. However this is on a temporary basis only to allow for a more sympathetic permanent solution to be sought. The visual impact upon the Conservation Area could be considered to be limited so as to allow its character and appearance to be preserved in this case. Within the proposed setting and on a temporary basis the container is acceptable.

Residential amenity

There are residential properties to the south side of North Street which face onto the Shoreham Centre. The container maybe visible by those directly opposite however there will be no adverse impact here. Viewed within the context of its setting the container would not impact detrimentally upon visual or residential amenity here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The storage container hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 25th July 2021.
3. Container shall be finished in brown and maintained at all times,
4. To be used for storage ancillary to use of Shoreham Centre only.

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: Hannah Barker Date: 24th July 2018

Authorised by: Peter Barnett Date: 25 July 2018