Expiry: 28/1

Development Management - Delegated Officer Report

Application Number: AWDM/1560/24 Recommendation – Grant

Site: 5 Hillbarn Parade, Sompting

Proposal: Retention of single storey building for use as office/workshop (Class E).

Date of site visit: 15/10

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the site of a former single storey plumbing business store at the eastern end of Hillbarn Parade and immediately abutting the northern carriageway of the A27 at the junction with Halewick Lane. The site is fenced on all sides with a double gate onto the Parade.

The former store was demolished and a new modular building was erected in September/October 2020. It has been used intermittently for residential purposes. Planning committee refused permission for its continued use as a studio flat in November last year. Permission is now sought to retain the building for use as an office/workshop.

The building is a single room and the plans show a shower/WC room at the back with a south facing window. There are double entrance doors and a window facing west. The large room also has two south facing windows. It measures 7.3m x 6.6m and its ridge height is 2.65m. It is 1.4 m wider than the previous storage shed and less than 0.5 m higher.

Behind the gates is a single parking space and a small front yard area.

The site is not in a conservation area and there are no trees on the site. It is situated in a designated Local Shopping Parade and is adjacent to a high risk area for surface water flooding.

Relevant Planning History

AWDM/1069/24 - Demolition of single storey storage building (Class B8) (Retrospective) and construction of a brick-built studio bungalow (Class C3). Refused 5.11.24

AWDM/0705/24 - Demolition of single storey storage building (Class B8) and construction of a studio bungalow (Class C3) (Retrospective). Refused 7.8.24

ADC/0465/07 - Detached chalet style bungalow. Refused

Expiry: 28/1

ADC/0104/07 Detached chalet style bungalow. Refused

S/24/91/TP - Prefabricated plumbers store. Granted

S/3/83/TP - Change Of Use Of Land To Garden Centre And Erection Of Shop And Conservatory. Refused

Consultations

Sompting Parish Council: *The Council objects to this application on the grounds that this may be used as a residential dwelling in the future. It is suggested that Adur District Council Planning department check in 6 months time that it is being used for the purpose described.*

Southern Water: *Permissions to connect to the foul and surface water drainage systems required. Building control or Technical Services should comment on the adequacy of surface water drainage.*

Highways: *No objection. The car parking should be provided before first use as an office and cycle parking should also be provided.*

Environmental Health: *Should the premises be used as an office then we have no adverse comments. However, a workshop could produce noise which would affect the amenity of nearby residential occupiers if operated into the night. Therefore, we would anticipate a restriction on hours of use be placed on any workshop use to avoid night time activities.*

In response to the consultation on the previous application the **Council's Drainage consultants - WSP:** No objection.
Informative recommended advising that this site is adjacent to a high risk area for surface water flooding and the applicant should consider creating an emergency plan to ensure safe access and egress routes can be achieved.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 25, 27, 18, 34 and 26
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves the retention of a modular building for use as an office/workshop within the built up area boundary and can be supported in principle. The relevant issues are the suitability of the site for commercial use,

the effects on the amenities of neighbouring residential occupiers, impacts on future users of the site, local character and the highway network.

Shopping

The site is adjacent to a shopping parade and was last lawfully used by a plumbing business for storage purposes. An office/workshop use is an appropriate use for this site.

Residential amenity

The nearest residential occupier is above the adjacent shop unit or otherwise it is the bungalow on higher ground to the east. A class E office/workshop use is one that can occur in a residential area without harm nuisance to neighbours. Windows face west or south. Environmental health recommends restricting the hours to prevent night time use.

Visual amenity

The previous application was refused for one reason which included '*the development, by reason of its siting, appearance, proximity to the A27 and cramped relationship with neighbouring properties, would be out of keeping with the pattern of development locally resulting in harm to the character of the area.'*

This reference was largely to do with the proposed residential use and its situation adjacent to bungalows on Upper Brighton Road. The building's appearance is generally considered to be acceptable for a commercial use. It is not significantly larger than the previous shed like structure.

Future users

The previous refusal also included: '*It is also exposed to excessive levels of noise, and the proposal, which relies upon several windows which are closed and with limited other windows, the acoustic and ventilation effects of which are uncertain, would lead to a poor design and a poor quality living environment detrimental to occupiers' living conditions.'*

The new use is commercial. Commercial occupation is less sensitive in terms of noise and air pollution.

BNG

BNG does not apply in this case.

Sustainability

The applicant's submission states:

The proposal will achieve a water efficiency standard of no more than 110 litres/person/day. In addition, the proposal could include rainwater harvesting.

Expiry: 28/1

The site is in a sustainable location where there are good opportunities for alternatives to the sue of the private car e.g. walking, cycling and public transport.

Flood Risk/Drainage

WSP did not previously object to the proposed residential use but recommended an informative to deal with an emergency plan to ensure safe access and egress in the event of a surface water flood event.

Highways

The site includes a single parking space and scope within the yard to provide cycle parking. It will not generate significantly greater traffic than the previous storage use.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Restricted within Class E to E (g) uses
4. Hours of use 8am to 7pm Mon-Fri and 8am to 1pm Sat only
5. No additional windows in east or north side walls
6. Parking available at all times office open

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

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. This site is adjacent to a high risk area for surface water flooding and you should consider creating an emergency plan to ensure safe access and egress routes can be achieved.

Case Officer:	MOK	Date: 22/1/25
Authorised by:	Peter Barnett	Date: 22 January 2025