Development Management - Delegated Officer Report

Application Number: AWDM/0995/18 Recommendation – APPROVE

Site: **1-2 Royal George Parade, Upper Shoreham Road, Shoreham-By-Sea**

Proposal: **Installation of new air conditioning plant and equipment (to replace existing) and alterations to existing external stair supports to accommodate plant all to south (rear) elevation for Co-op. (Retrospective)**

Date of site visit: 6th August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to Co-op within Royal George Parade near Holmbush roundabout. To the rear of the site is a car parking/yard area which is enclosed by a wall. A Public House is adjacent to the site to the east, a commercial unit is to the west and to the south, beyond the parking/yard area, are residential properties.

Retrospective consent is required for air conditioning plant and equipment which has replaced equipment at the site. There is an existing rear external staircase which has also been altered with stair supports moved to accommodate the equipment, some of which is housed under the stairs. A Noise Assessment has been submitted with the application.

Consultations

Adur and Worthing Councils: Environmental Health: - The initial noise report was not satisfactory. The updated Noise Report is dated 4th October 2018. The figures look acceptable. Please can a condition to ensure that the units specified in the noise report v1.2 dated 4th October 2018 are installed and that any night time set back on the Rivacold units is applied at night. We have been dealing with noise complaints at other Co-Op premises in the district that have not been conditioned to use the night time set back so if possible we would like it to be included here to prevent further problems.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the air conditioning plant and equipment at this commercial site. The main issues for consideration here are the visual impact of the works and impact upon residential amenity.

Visual amenity

The works have already been completed and are to the rear of the building. They are not visible from the public highway. They are only visible from within the rear yard/car park area. The main plant and equipment is on the ground with the staircase being higher. The staircase is on the whole unchanged, only the supports have been moved to the south to enclose the equipment below. Within the context of the commercial site and the works being to the rear of the building it is considered that the works are acceptable and not harmful visually within the surrounding built environment.

Residential amenity

The main properties to be affected are those to the rear of the application site in Buci Crescent. There is a wall to the southern boundary of the site and some vegetation screening. There is a distance of 10 metres between the rear of the Co-op building and the boundary with the nearest residential property. There is a total of 25 metres between the rear of the Co-op and the rear of the nearest property.

It is not considered that the air conditioning plant and equipment will visually impact upon the residential amenities of the adjacent occupiers. The staircase was previously in place and is visible to the neighbours the changes will not change its use, position or visual impact in relation to visual amenity.

Environmental Health has been consulted and their comments are set out above. The requested condition is set out below. The applicant's agent has agreed to this condition.

Recommendation

APPROVE

Subject to Conditions:-

1. The units hereby approved shall at all times be operated in accordance with the KR Associates Noise Impact Assessment dated 4 October 2018, including the application of night time set back of the Rivacold units.
Reason: In the interests of residential amenity and to accord with Policies 15 and 34 of the Adur Local Plan.

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: 29th October 2018

Authorised by: Peter Barnett Date: 29 October 2018