Development Control – Delegated Officer Report

Application Number: AWDM/0443/12 Recommendation – APPROVE

Site: Asda South Street Lancing West Sussex

Proposal: Replacement of existing refrigeration unit with new condensing unit at rear plant area

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is the Asda food store to the south of Lancing railway station. The application relates to the plant area within the service yard at the rear of the store where there are currently various items of plant on a raised platform. The application proposes the replacement of the existing refrigeration unit with a new condensing unit in the same location.

The new unit will have four fans and is described as being an equivalent of the existing unit, but with greater control over fan speed leading to it being quieter during cooler periods, i.e. at night.

The site is in a mixed commercial and residential area but is about 20m from the nearest residential boundary and is separated from that property by the access road to the store car park. The service yard is also surrounded by a wall and screen planting, although the condensing units are raised above the level of the top of the wall.

Relevant Planning History

None

Consultations

Adur District Council: The Environmental Health Officer has no objection

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AS1
The National Planning Policy Framework

Planning Assessment

Principle

The site is identified within the Local Plan for shopping purposes where development for such purposes will be granted where there is no loss of amenity to nearby residents. The proposed development is related to the existing retail use and should be supported in principle subject to the visual impact of the development and its impact on nearby residents.

Visual amenity

The proposed replacement condensing units will be in the same position as the existing and will not have a substantially different appearance. They are located within a service yard where there is other paraphernalia associated with a food store and it is not considered that the proposal will result in an adverse visual impact.

Residential amenity

The new units will be modern and quieter than the existing units. An acoustic assessment was submitted with the application which concluded that the noise level from existing plant was 'suitable' at the nearest dwellings and that the new plant should have a maximum noise level of 37dB(A) when operating at night time capacity or 48dB(A) during daytime. This is acceptable and the Environmental Health Officer has no objection.

Accessibility and parking

The proposal has no impact on access or parking at the site.

Recommendation

APPROVE for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AS1).

Subject to Conditions:-
1. Time limit
2. Approved Plans

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 30 April 2012

Authorised and signed by: Jo Morin Date: 3 May 2012