expires 7/5

Development Control – Delegated Officer Report

Application Number: ADC/0077/09 **Recommendation - Application Permitted**

Site: **54 St Aubyns Road Southwick Brighton West Sussex**

Proposal: **Permanent renewal of SW/10/04 and SW/76/05 (use for sale and fitting of parts and servicing of cars and light vans with incidental storage) and alterations (new roller shutter door and windows in north wall, new door and window in east wall and widening of existing roller shutter door)**

The Application

The site is located on the corner of the junction of Gordon Road with St Aubyns Road and St Aubyns Crescent. There is a church directly opposite and an industrial estate to the south and east, but the area is otherwise mainly residential. The site is a flat-roofed single storey building which was granted temporary permission in 1997 for its use for the sale and fitting of car parts with incidental storage of car parts. This consent has subsequently been renewed on a number of occasions with the most recent until 1 March 2009 (SW/10/04). In 2005 temporary permission was granted to allow car servicing as a variation of Condition 2 of SW/10/04, which also ran until 1 March 2009.

This application seeks to renew both of these permissions on a permanent basis. Consent is also sought for alterations to the property, namely inserting a door and window on the eastern elevation and replacing the existing entrance door and window on the northern elevation with a roller shutter door and window. The existing roller shutter on the eastern elevation is to be widened from 2.25m to 2.52m.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objection to a permanent permission being granted or to the proposed external alterations.

Adur District Council – The Environmental Health Officer has no adverse comments to make.

Third Parties

None received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AE16
PPG4 'Industrial and Commercial Development and Small Firms' (DoE 1992) & Consultation Paper PPS4 – Planning for Sustainable Economic Development (DCLG 2007)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

Policy DEV1 requires development to integrate with, and not conflict with, other land uses. DEV4-5 of the West Sussex Structure Plan requires safe and convenient access to development and an adequate level of car parking to prevent environmental or safety problems which does not exceed maximum standards.

Policy AE16 of the Adur District Local Plan permits alterations or improvements to existing business premises within the built up area providing the car parking and access arrangements are satisfactory and there are no significant adverse effects on the amenity of nearby residents.

The PPS4 Consultation Draft highlights the need to retain and develop facilities for economic growth, productivity and employment.

PPG24 states that the impact of noise can be a material planning consideration and identifies housing as noise-sensitive development for which local planning authorities should consider carefully whether such uses are incompatible with existing activities.

Visual amenity

The accompanying Design & Access Statement states that the proposed alterations will result in improved access to the building. The additional roller shutter door is to match the colour and appearance of the existing shutter and the new windows and door will also match existing openings at the building. It is not considered that the proposals will unduly harm the character or appearance of the building or its surroundings.

Residential amenity

The making permanent of the use of the building for the sale and fitting of car parts and servicing is considered to be acceptable. No letters of objection have been received to this application and there is no record of any

complaints being received since the last temporary application was submitted. The building is small and the business is low-key, effectively being a one-man operation with all activity confined to within the building. It is not considered likely therefore that the proposal will result in significant activity or noise which will disturb local residents. The applicant is seeking to include the servicing of light vans within the description which is considered acceptable for the same reasons.

Access and parking

The Highway Authority has no objection to the permanent use or to the proposed alterations and additional shutter door. There has been no record of any vehicular accidents since the temporary permission was granted and they see no reason for a permanent use to cause a significant highway safety issue.

Recommendation

APPROVE for reason that :-

1PPi (amended) The making permanent of the use and the other proposed alterations would not.... They consequently would not conflict....AE16 and DEV1, DEV4-5

Subject to:

1. C1Ci
2. C16Ai The premises shall be used only for the sale, storage and fitting of car and light van parts and car and light van servicing and not..... (see Condition 2 on SW/76/05, but delete AP7, AT12)
3. C10B (see Condition 3 of SW/76/05) Delete AP7
4. C10Dii (see Condition 4 of SW/76/05)
5. C10Di (see Condition 5 of SW/76/05) Delete AT12

Case Officer. [redacted] Date...9/4/09

[redacted] 14/4