Development Control – Delegated Officer Report

Application Number: ADC/0290/10 Recommendation – APPROVE

Site: **Tesco, Holmbush Centre, Upper Shoreham Road Shoreham-by-Sea BN43 6TD**

Proposal: **Bulk store extension at rear**

The Application

The proposal is for an extension approx 42m long and 9m wide (374sqm) at the rear of the building (10,468sqm). It would be on an existing staff parking area and result in the loss of 17 car spaces.

The extension would be 6m high with its flat roof level with the cills of the windows on the upper level of the existing rear wall which has an eaves height of 7.5m and a ridge height of 11m. It would have white pre-coated cladding panels.

Consultations and Representations

West Sussex County Council: No objection. Notes that the 17 staff car spaces to be lost are currently underused most of the time and partly occupied by storage containers. The loss would most likely only result in issues during peak times (Christmas and Easter) when the customer parking is stretched to its limit but this is not a great issue and only mirrors what happens elsewhere. Under average conditions, the remaining parking is adequate.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (1996) (saved policies): AG1, AC2-3, AS3
Revised West Sussex Parking Standards & Transport Contributions Methodology (WSCC 2003 & ADC 2004)
PPS1 ‘Delivering Sustainable Development’ (ODPM 2005)
PPS4 ‘Planning for Sustainable Economic Growth’ (DCLG 2009)
PPG13 ‘Transport’ (DTLR 2001)

Planning Assessment

The site, which consists of an existing superstore with ancillary facilities built in 1992, lies within the 'built-up' area defined in the Local Plan but is not identified for any particular use or development. It lies outside the boundary of the proposed South Downs National Park which runs along the north side of the adjacent A27 by-pass.

Local Plan policy AS3 states that the expansion of large retail sites within the built-up area which in themselves would adversely affect the vitality and viability of existing town centres will not be permitted. The present proposal is only for a relatively minor enlargement of the building, not the site, and, being only for ancillary storage, does not give rise to issues of trade diversion.

Visual impact

The site of the proposed extension is situated in the narrow area behind the store enclosed by the building to the southeast and the roadside bank to the northwest. From the by-pass and the Downs to the north, the current tree and shrub planting on the roadside bank is just tall enough to screen the extension from view. However, in case the trees were to be reduced at some future time, it is considered the walls should be a darker colour, preferably brown, rather than white.

Parking provision

The loss of the 17 parking spaces would reduce the staff parking from 42 to 25 spaces and parking on the whole Tesco site from 659 spaces to 642 spaces. However, having regard to the applicant's Transport Statement and the conclusions of WSCC, it is considered acceptable.

Government advice in PPG13 'Transport' (which has been incorporated into the adopted Revised West Sussex Parking Standards) is that retail uses should have a maximum of one car parking space per 14sqm of food retail floorspace and one per 20sqm for non-food floorspace. Making calculations on the basis of the food/non-food split of gross floorspace, even after the proposed M&S extension and car park reduction (ADC/0316/08), these adopted maximum standards will still be exceeded for both the Tesco part of the site (by 14 car spaces) and for the whole site (by 35 spaces). The Tesco total gross floor area after the extension would be 10,842sqm (cf. M&S extended to 12,564sqm). At the adopted food/non-food parking standards, Tesco requires a *maximum* of 628 car spaces, whereas the actual provision would be 642 car spaces.

It is noteworthy that the consultants for M&S undertook a car parking survey of the whole combined site on Friday-Sunday 27-29 April 2007, to investigate the normal busiest periods. The results were that at its busiest peak half hour, the M&S car park was 85% full on the Friday, 86% full on the Saturday and 79% full on the Sunday (with 106-167 vacant spaces). The equivalent figures for the Tesco car park were 63%-72%, with 187-248 vacant spaces. The customer survey indicated that a considerable number of spaces were being used by people using the car park as a 'park and ride' facility to other work and leisure destinations.

Recommendation

APPROVE for reason that:-

The proposed development is within the built-up area and, being for ancillary storage, would not detract from the viability of existing town centre shopping areas. It can take place without resulting in unacceptable detriment to the amenities of nearby properties or the environment of the South Downs National Park and would not detract from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS3) and PPS4 & PPG13.

Subject to:-

1. C1Ci (Standard time limit)
2. Notwithstanding the details shown on the submitted plans, the external cladding panels shall be coloured brown, not white.

R. To ensure the extension is in keeping with the existing main building and to safeguard the landscape having regard to policies AG1 and AC2-3 of the ADLP.

3. This permission relates to the following plans all date stamped received 9 August 2010:-
   - Site Location Plan 3178 PL (90) 001
   - Proposed Site Plan 3178 PL (90) 200
   - Proposed Ground and First Floor Plan 3178 PL (20) 200
   - Proposed Elevations 3178 PL (20) 204

   R. For the avoidance of doubt.

Case Officer: Keith Morgan Date: 29 September 2010