Expiry Date - 09/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0258/10 **Recommendation – Permit Application**

Site: **Manor Road Service Station Manor Road Lancing West Sussex**

Proposal: **Replacement canopy over pumps (retrospective)**

The Application

The application site is the Manor Road service station in Lancing. The site is bounded to the west, east and south by Upper Boundstone Lane, Lynchmere Avenue and Manor Road respectively and to the north by residential bungalows. The main kiosk and petrol canopy faces south across an open grass frontage to the junction of Manor Road and the A27. Vehicular access to the site is from the west and east.

Retrospective permission is sought for the replacement of the pump canopy. The canopy is the same size and siting as the previous structure there is non-illuminated lettering 'Manor Road Service Station' to the front elevation facing Manor Road and two 'Esso' logos on the east and west elevation.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (Saved policies): AG1, AP7, AE16

Planning Assessment

Policies

Local Plan policy AE16 encourages alterations or improvements to existing businesses in residential areas providing they cause no significant adverse effects on the amenity of nearby residents. This impact is reflected in policy AP7 that seeks to minimise the effects of, amongst others, noise pollution on residential areas.

Residential Amenity

The site is a well established petrol station within a residential area. The replacement canopy has not resulted in any change in function to the business and will not have any effect on vehicular movements within this locality. The canopy along with the garage site as a whole are visible from surrounding residential dwellings however there is no loss of light or overbearing impact as a result of the replacement canopy and there is no illuminated signage forming part of the canopy which will result in any light pollution.

Visual Amenity

The canopy has replaced an existing canopy of matching design and siting and therefore it does not result in any adverse impact on the character and appearance of the surrounding built environment. It is in keeping with the existing nature of the site.

Recommendation

APPROVE for reason that :- The replacement canopy does 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, AE16)

Case Officer Hannah Barker Date 12/8/10