Development Management - Delegated Officer Report

Application Number: AWDM/1811/20 Recommendation – APPROVE

Site: 225 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BE

Proposal: Conversion of scrub land to car parking area for 7no. cars; new fencing; Amco barrier on boundaries; bin store; re-siting of plant room door; and re-siting of cycle rack

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a former public house, originally a hotel, dates from the mid-1930s. It occupies a splayed position on the east side of the junction, and consists of a double fronted 2-storey, brick-built building with bay windows and single-storey elements wrapping round to the sides and rear. There is an electricity sub-station in the far south-east corner of the site. A tarmac car park on the south side of the building is served by a wide vehicle access from Eastern Avenue. The forecourt area in front of the building is also surfaced in tarmac, accessible both by vehicles from the main car park to the south and also directly from Upper Shoreham Road.

The land relating to this application appears to be garden land relating to the application property, this piece of land appears not to be utilized. The land has been fenced off and has become unkempt.

The site adjoins residential properties to the south and east and also the Park Avenue public open space. There is a wide grass verge within the public highway on the east side of the junction of Upper Shoreham Road and Eastern Avenue.

Proposal:

The application seeks permission for planning permission to convert the existing former garden land to create 7no. car parking spaces for the supermarket.

The application will also see the loss of the Cupressus type trees on the southern boundary with the residential properties abutting the boundary, and their replacement with new tree planting to be agreed.

The application will also see the loss of the dividing fence between the existing car parking and the proposed new parking land.

Other matters identified on the submission will be the introduction of:-

- Bin enclosure on the east boundary of the site
- 2m high close board fencing;
- 2m high hit and miss fencing forming the bin enclosure
- The re-siting of the cycle rack to rear of supermarket
- Armco (crash) barriers within the new parking area
- Existing plant room door relocated to open into the bin enclosure area
- Aco drain on south boundary

Representations: 1no letter from 24 Park Road

- Pleased that something is being done with the land
- Currently there are broken fences and rubbish on the land which causes mice and rats
- However, as my garden backs onto the land I shall get the continuous petrol fumes and noise of cars up till 11pm
- Perhaps the height of the trees will prevent this

Consultations: WSCC Highways

The applicant proposes to extend the existing car parking from 11no. spaces, to 20no. spaces. The parking bays appear to be suitable sized and are positioned in a way whereby cars can manoeuvre in and out of them safely. There is sufficient space within the proposed parking area for cars to turn and exist the site in a forward gear.

The LHA does not anticipate that this proposal would give rise to a material intensification of movements to or from the site. Furthermore, there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, highway condition should be applied.

Env. Health:
No comments

Relevant History

AWDM/0567/12
Installation of plant equipment comprising of 1 x condenser and 3 x air conditioning units, within enclosed fencing to rear of building
Approved 26.06.2012

AWDM/0557/12
External alterations to the building including insertion of shop front, new (security) door at rear, infilling existing openings and insertion of louvres within existing garage door
Approved 26.06.2012

AWDM/0554/12
Installation of ATM within front elevation
Approved 26.06.2012

AWDM/0566/12
Installation of 6no. solid steel bollards adjacent to front elevation plus 2no. illuminated bollards within car park
Approved 26.06.2012

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading facilities relating to the existing retail express, located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual Amenity

The land in question lies between the existing car parking area, and the residential garden land relating to the south and the recreation ground to the east. Currently the land is unkempt, and not used. Therefore the utilization of the land for car parking will formalize the area and is considered to be acceptable.

There will be 7no. new car parking spaces created on the former garden land, this will be in addition to the 10no. car parking spaces in the main car park; plus the 3no. parking spaces to the front of the building, making a total of 20no. car parking spaces for the use.

The current trees on the south boundary will be removed, but new trees will be planted there that do not have such a wide canopy spread. It is regrettable that the current trees will be lost, and the new trees will not give immediate visual benefit to the residential land to the rear, but in time they should offer some value not only to

the neighbouring property, but also the site and locality in general. The existing trees are not worthy of formal protection.

Residential Amenity

The original application when first submitted had cars parking at the southern and northern boundary of the new section of land, but it has now been amended with the parking taking place on the northern and eastern boundary. This should be of benefit to the residential property to the south.

It is considered that the amended application will not result in any material harm to the existing residential amenities of the neighbouring residential properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Tree planting
4. No use of the proposed car parking area shall take place until such time that the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Informative:-

1. Approved following amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 08.03.2021

Authorised by: Peter Barnett Date: 8 March 2021