Development Management - Delegated Officer Report

Application Number: AWDM/0503/22 Recommendation – APPROVE

Site: 37 Brighton Road, Shoreham-By-Sea

Proposal: Provision of canopy to pressure wash area

Date of site visit: No visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is on the south side of Brighton Road, Shoreham-By-Sea. It is a Car Washing business, there is currently a drive through car wash with ancillary equipment surrounding and a pressure wash area adjacent with glazed screening. The area is generally commercial with many other business and retail uses nearby and adjacent to the side. Consent is sought to add a glazed, metal canopy structure to the pressure washing area removing the existing screens. The canopy will be open on all sides with a glazed roof and metal frame.

West Sussex Highways Authority: - The proposed canopy would cover an existing jet wash area as such the proposal will not result in any intensification of use of the site access or loss of parking provision for the site. The LHA would not raise any highway safety concerns to the proposal. There are no transport grounds to resist the proposal.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed canopy will be clearly visible within the street scene and surrounding area. It is deeper, higher and wider than the existing screens that

exist in the pressure washing area. It will however be smaller and subservient in comparison to the drive through car wash which is directly adjacent. When approaching from the west along Brighton Road it will not be a prominent feature due to the position of buildings and structures along the south side of the road. It will be more visible from the east however within the context of the site and the other adjacent buildings and structures it will not be prominent or out of keeping. There will be no adverse impact in terms of visual amenity and impact upon the street scene.

Residential amenity

There are currently no nearby residential properties to be directly affected by the proposed development, although construction is underway to the south. It may be visible in distant views however no loss of light, privacy or overbearing impact will occur as a result of the proposed development.

Highway Matters

There are no objections from the Highways Authority. The proposed canopy does not alter the access or intensity of the use of the site. No highway safety concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 26th April 2022

Authorised by: Peter Barnett Date: 26 April 2022