DELEGATED REPORT – 25/1, EOT – 15/2

Application Number: AWDM/1810/18 Recommendation – APPROVE

Site: New Sussex House, Fishersgate Terrace, Southwick

Proposal: Replacement of three existing containers with two larger ones in a different position on site, and erection of lightweight domed shelter between them for storage purposes.

Proposal, Site and Surroundings

This longstanding builder's yard is on the east side of Mill Road and backs onto gardens in St Richards Road. It is the yard for Adenstar, a local construction company. The wider site includes Adenstar's office headquarters in New Sussex House on the seafront road frontage with an area of parking behind. The site sits within the Shoreham Harbour Regeneration Area. Mill Road is a commercial/industrial road. There is another builders yard to the north of the site and industrial units further north and also to the west. To the east along the seafront road are retail warehouse uses.

The eastern boundary is shared with the rear gardens of houses in St Richards Road. The yard has been in situ for many years. It has three shipping containers end on to the boundary with St Richards Road with a platform over them and open storage stacked on top. These shipping containers have been in position for more than 4 years. There are other containers within the yard area closer to Mill Road.

Planning permission is sought to replace the 3 containers with 4 containers (2 tandem pairs) angled away from the boundary between which a Zappshelter is to be erected to provide a covered storage area. The two pairs of tandem containers are 12.1 metres in length and 6 metres apart.

The shelter proposed is provided by Zappshelter and is a steel-framed arch structure with white membrane cover designed to mount on to the sides of shipping containers. The result is a protected 6-meter wide storage area. It is a maximum height of 5 metres from ground level. It has a white membrane rear wall and front roller shutter door.

The existing containers sit centimetres off the back wall. The new containers and Zappshelter are proposed to be angled away from the wall. The application has been revised since first submitted such that the container in the north east corner is pulled 1100mm off the boundary and the shelter 1800mm. The more southerly container is 3.5 metres off the boundary.

Relevant Planning History

None.

Consultations

Environmental Health: No objection. Full contamination condition required if groundworks involved.

Highways:

'This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the erection of a lightweight shelter affixed to existing storage containers within the site to provide cover for existing outdoor storage use. The site is located on Mill Road, an unclassified road subject to a speed limit of 30mph.

No alterations to the existing access are proposed. The proposed plans appear to demonstrate that three existing shipping containers will be replaced with two larger shipping containers with a shelter over, and repositioned slightly within the site. The proposal is not anticipated to result in a material increase in vehicular movements to and from the site. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that this proposal would exacerbate an existing safety concern.

The parking area for the site is accessed via an adjacent vehicular access and no alterations to this arrangement are proposed.

<u>Conclusion</u>
The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

Representations

5 objections received from 4 addresses in St Richard's Road as follows:

1. Loss of outlook
2. Loss of light, overshadowing
3. Loss of property value
4. Existing containers ugly and oversized; proposal larger and more intrusive
5. Containers should be relocated away from the residential boundary to stop damaging rear views.
6. Loss of afternoon sun to rear gardens
7. Restrict scenery view
8. Eyesore
9. Increase in parking and congestion

10. Pulling the structure off the boundary will leave unusable space behind defeating the purpose of creating additional storage.
11. Why can't they rearrange their parking and yard areas and move the yard and storage away from the residential boundary?
12. How stable is a fabric shelter? Building materials have already ended up in neighbours gardens.
13. Will this structure have windows allowing a view into our windows and garden?

Relevant Planning Policies and Guidance

Adur Local Plan 2107 policies 1, 2, 3, 4, 8, 12, 15 and 25
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)
Proposed Submission Shoreham Harbour Joint Area Action Plan 2017

Planning Assessment

Policy 25 of the Adur Local Plan (2017) supports the upgrade of existing employment sites and buildings. For consideration in this case is whether this 'upgrade' will affect neighbour amenity or the character of the wider area.

Neighbour amenity

The existing containers, platform, railings and open storage above them are on the boundary with an alleyway behind the gardens of 3 houses in St Richards Road. They are unsightly and neighbours have complained about building materials blowing off them in the past. Removing this eyesore and containing the building materials either within new or repositioned containers or under the proposed Zappshelter, which will be further from neighbours boundaries, is a neater storage solution. It is considered that outlook for neighbours will improve. Containing the storage materials will also prevent any of them blowing into neighbours' gardens.

Neighbours are concerned about sunlight to their gardens and homes. The Zappshelter has a maximum height of 5 metres, 450mm higher than the maximum height of the railed storage area. The storage containers are a standard height of 2.6 metres and are little visible above the rear wall. The existing shelters abut the back boundary. The new containers and shelter are positioned between 1.1m and 3.5 metres off the back wall. The Zappshelter is curved to a maximum height of 5 metres. As such it is considered that the extra height will have no greater impact on light received to neighbouring houses and gardens. A condition is recommended that no storage on top of the containers is allowed. This will further improve the appearance and clutter of the current arrangement and move open storage away from neighbours boundaries. No storage behind the shelter, above the height of the boundary wall, is also suggested as a condition.

Character

This is an industrial site in a wider industrial street. The Zappshelter proposed is made of a white membrane fabric and thus will provide a different, uncharacteristic outlook for neighbours. Neighbours are used to an untidy industrial outlook. It is not considered that the appearance of the shelter will be any more harmful to outlook or to the appearance of the area than at present.

Recommendation

Grant permission subject to the following conditions:

1. Approved Plans
2. 3 years
3. No storage on top of new/repositioned containers.
4. No storage behind the containers above the height of the boundary wall.

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Precautionary contamination

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 14/2/19
Authorised and signed by:	Peter Barnett	Date: 14 February 2019