Expiry Date - 10/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0360/12 **Recommendation – APPROVE**

Site: **57 - 59 Test Road Sompting Lancing West Sussex**

Proposal: **Enclosure of area at rear of shop to form new trolley store**

Neighbours checked: Y

Additional neighbour notifications: Y

26, 28, 30, 32, 34, 36 Hamble Road

Proposal, Site and Surroundings

The application relates to a small branch of Co-Op supermarket located within a small shopping parade between Hamble Road and Test Road. The existing retail use occupies a pair of units and there are flats above. At the rear is a service yard with delivery access, storage and an external staircase leading to the flats above. The site is within a residential area which comprises mainly dwelling houses with some flats. Directly to the rear of the site is an access road leading to a garage compound which serves the adjacent houses.

Permission is sought to construct an outbuilding to be used as a trolley store/delivery cage enclosure. It will measure 4.3m by 2.7m and will be flat-roofed to a height of 2.7m. It will have a brickwork finish to match the existing outbuildings and the main building. It will be located alongside the existing line of outbuildings and an open storage area

Relevant Planning History

Planning permission was granted in 2009 for the refurbishment of one of the outbuildings to form a new enclosed trolley store (ADC/0240/09).

Consultations

Adur District Council: The Environmental Health Officer has no objection

Representations

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AS5
The National Planning Policy Framework

Planning Assessment

Principle

The proposal comprises development relating to an existing retail use within a local shopping parade and is supported in principle in accordance with policy AS5. The main consideration is the impact of the proposed building on the visual amenities of the locality.

Visual amenity

The proposed store is to the rear of the site and is visible within the street scene, from Hamble Road. The proposed building will be of modest size and will match the existing outbuildings within this small yard. While it bring the buildings closer to the road, they will still be 7m from the road and will not appear unduly prominent in the context of the main 3 storey building behind, when viewed from the south. It will also help to screen more of the yard.

Residential amenity

There are dwellings to the south, west and north and the proposed store will be visible from these properties. However, due to the distance from the dwellings and the minor nature of the proposal, it is not considered that there will be any adverse impact on residential amenity. There are no Environmental Health objections to the proposal.

Accessibility and parking

The proposal is not considered to affect access to the storage yard to a significant degree. It will slightly reduce the area for deliveries but there will continue to be space clear of Hamble Road for delivery vehicles to stop clear of the highway.

Recommendation

APPROVE for the reason:-
The proposed development will not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1).

Subject to Conditions:-
1. Standard time limit
2. External materials to match existing building
3. Approved plans

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 13 April 2012

Authorised and signed by: [redacted] Date: 17.4.12