Expiry Date - 02/03/2011

Development Control – Delegated Officer Report

Application Number: ADC/0494/10 **Recommendation – Permit Application**

Site: **Homebase Holmbush Centre Upper Shoreham Road Shoreham-by-Sea West Sussex**

Proposal: **Canopy over part of service yard and garden centre (including conservatory structure and alterations to garden centre frontage)**

The Application

The application site comprises the former Homebase store at the Holmbush Centre which is soon to be occupied by Next. Works are currently being undertaken to upgrade the store, including an extension to the internal mezzanine, the reconfiguration of the delivery area and garden centre and the formation of a new shopfront.

The current application proposes to construct a canopy over part of the service yard and garden centre, to include a conservatory within part of the garden centre. The boundary of the service yard is also to be upgraded with new brickwork to replace existing timber panels. The work will help to reduce the risk of noise disturbance to residents of Hawkins Road at the rear, as required by Condition 6 of the planning permission for the reconfiguration of the delivery yard (ADC/0389/10).

The roof will slope down from the north side of the store from under the eaves to the edge of the garden centre (dropping in height from 5.2m to 3.2m). It will then slope up over the service yard access towards the boundary with Herons Dale School to a height of 3.8m (it will be screened by a 4m high boundary wall). The conservatory structure will have a glazed section on its western (front) elevation with a brick eastern elevation. The conservatory will cover an area measuring 8.7m wide and 12.3m deep towards the rear of the garden centre, leaving an open air area towards the front. Much of it will be screened by the existing 3.5m boundary wall to the east. The service area will also have brick elevations with solid gates at its western end.

The service yard roof will be constructed of composite clad roofing material while the steel-framed conservatory will have a glazed roof.

Consultations and Representations

Consultations/Comments

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Adur District Council: The Environmental Health Officer has no objections

Third Parties: No representations received

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (1996) (saved policies): AG1, AH7
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Visual amenity

The roof will be visible above the perimeter wall of the service yard/garden centre, which will be part glazed at the front. However, it will slope down over the garden centre and be set back from the front of the building by over 10m. Consequently, it is not considered that it will have a harmful or intrusive visual impact. The style of the roof will complement the overall upgrading of the store and its modernised appearance.

Residential amenity

The roof will be visible from the dwellings at the rear but it is not considered that it will result in any loss of light or outlook. The provision of the roof and the upgrading of the boundary wall will help to reduce the potential for noise disturbance arising from the reconfigured service arrangements, although it will be a glazed roof over the yard itself rather than the composite roof proposed for the access. The provision of service gates at the entrance to the covered yard will ensure that vehicles cannot travel further then that point, which accords with the requirements of Condition 4 of ADC/0389/10.

APPROVE for the reason:-

1PPi

Subject to the following conditions:-

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1. C1Ci
2. C12Ai (amended) schedule and samples
3. This permission relates to the following approved plans date stamped received 5 January 2011:
   Drawings Nos. GA2 (roof layout), 111-122-001 (Proposed Elevations and Plans), GA1 Rev E (General arrangement), GA3 (Conservatory Elevations)

Case Officer Peter Barnett Date 4 February 2011