exp 30/5

Development Control – Delegated Officer Report

Application Number: ADC/0201/07 **Recommendation – Permit Application**

Site: **Courts Superstore Eastern Avenue Shoreham-by-Sea West Sussex**

Proposal: **New disabled access ramp to front of building; creation of fire escape routes for disabled persons; alterations to east boundary wall to give access to public footpath/highway and installation of bi-part glazed front doors (Furnitureland)**

The Application

The application site is the former Furnitureland retail unit on Eastern Avenue, Shoreham. It is a large unit containing approximately 21,000 square metres of floor space and 96 associated parking spaces. It is bounded to the east and south by Eastern Avenue, to the north by a railway line and to the west by a private car park.
The proposal is essentially a cosmetic enhancement in preparation for new owners to re-establish its retail use. A new disabled access ramp is to be created to the front of the building with paved fire escape routes around the east and south walls. The east boundary wall is to be partly removed as part of the fire escape route. Bi-part front doors will replace the existing which are currently boarded over. The plans also show that an additional eight parking spaces are to be formed from the removal of the car park's central landscaped areas.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objections
WSCC- Highways & Transport	No Objections but highlight need to provide disabled bays and cycle provision.

Network Rail - Southern Region	No Objection subject to the works not impacting or potentially impacting on Network Rail land.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AG2, AB14, AB31
West Sussex Structure Plan: LOC1, DEV1, DEV4, DEV5, NE5, NE10

Planning Assessment

The works proposed are mainly to aid the re-instatement of the building as a retail unit and are necessary to aid the disabled persons accessing and exiting the building on a day-to-day basis and in the event of an emergency. The alterations will not significantly impact on the appearance of the building or the area in general. A brick access ramp for disabled persons is to be constructed between the west elevation of the unit and the access road and will be the most significant addition. Further paved escape routes will be added along the north, south and east walls along with a new break in the north east border wall to aid ease of escape in the event of an emergency. The existing southern railings will also be extended by a further 20 metres to meet the existing fire escape doors. Additionally, new bi-part glazed front doors will be installed on the west elevation.
The plans also show improvements to the surfacing of the car park, the reconstruction of the refuse compound, and other minor cosmetic repairs. The central landscaped beds of the car park are to be removed and replaced with a further eight parking spaces. The Highways consultant raises no objection to these proposals but advises that detailing of cycle parking and disabled parking bays should be secured. It is also considered that confirmation should be

sough over the enhancement of the northern boundary fencing and the landscaping south of the car park.
Additional plans were subsequently received displaying six disabled car parking spaces and new cycle parking against the building's western elevation. These plans also propose the re-instatement and repair of sections of the northern and western boundary fencing and the general tidying of the landscaped embankment on the southern boundary with Eastern Avenue.

It is considered that these proposals will enable the satisfactory enhancement of this site ready for its occupation by new tenants.

Recommendation

APPROVE for reason that :-

2Ppii'...ADLP (AG1, AB14, AB27, AB31, AT12) and the WSSP (LOC1, DEV1, DEV4, DEV5, NE5, NE10).'

Subject to:

1. C1Ci: (standard time limit)
2. C7Ci (amended): 'The building shall not be occupied until the boundary fencing has been erected and the landscaping features detailed in the amended plans (Revision D) submitted on 15 May have been implemented. **Reason:** In the interests of amenity and to comply with policy AB27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.'
3. C8Bi (amended): 'The building shall not be occupied until the disabled parking spaces and cycle parking facilities shown on the amended plan (Revision D) submitted on 15 May have been implemented. **Reason:** To ensure adequate provision for disabled parking and cycle storage and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.'

Case Officer:.....

Date: 22/5/07.

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