Application No.: ADC/0469/07 Recommendation – Permit Application

Site: 102-110 High Street, Shoreham-by-Sea, West Sussex

Proposal: Siting of 3 Units on Rear Elevation for Air Conditioning Installation

The Application

The application site contains a three storey commercial building occupied on the ground floor by the Shoreham Conservative Club. Approval is being sought by the Conservative Club to the installation of three air conditioner units on the rear ground floor elevation of the building. Two of the units measure 0.9m in width by 1.34m in height, whilst the third measures 0.9m in width and 0.75m in height.

The surrounding area is predominantly commercial in nature, although there are a number of dwellings to the rear of the property, and a small shop keeper's flat above retail premises that front the High Street to the south of the site. A number of nearby commercial premises have similar air conditioning units including the upstairs offices directly above the Conservative Club.

Consultations and Representations

Director of Services: No objection to the proposal.

Third Parties: The owner of No.7 West Street (directly to the rear of the site), has written in expressing a preference for the units to be located in a less noticeable location.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AS1

Planning Practice Guidance 24 – 'Planning & Noise' (DoE 1994)

Planning Assessment

Visual Amenity, Character & Appearance

Notwithstanding the expressed preference of the rear neighbour, the location of the units to the rear of the building at close to floor level ensures that they are relatively hidden from view and will have a negligible impact on the existing character or appearance of the building. The use of adjacent car parking spaces will further screen the units from view (particularly in comparison to the other two units already attached to the first floor of the premises), hence the visual impact of their proposed location is considered

acceptable and not sufficient to warrant refusal to the application in this instance.

Residential Amenity – Noise

Council's Environmental Health Officer has reviewed an acoustic report detailing the proposed noise levels of the units in comparison to existing background noise and has verified its conclusion that the increase in noise levels will have minimal impact on nearby residential land use.

Recommendation

APPROVE for the reason:-

The proposed development does not detract from the local environment and has taken 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, AS1) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

1. C1Ci

Case Officer: ..... Date: 1/10/07

Planning Services Manager..... Date 1/10/07

Planning & Regulatory Committee Chairman..... Date 1/10/07