expiry 04.10

Development Control – Delegated Officer Report

Application Number: ADC/0470/07 **Recommendation - Permit**

Site: **Marks And Spencer Holmbush Centre Upper Shoreham Road Shoreham-by-Sea**

Proposal: **Provision of a peak storage container with structural support within the service yard. Minor works in back of house area to remove a corridor. Alteration to existing fire exit to service yard to be utilised as an access route to peak container only. (Exit as an escape route made redundant, confirmation received from Fire Authority that the proposals are satisfactory)**

The Application

The application relates to the Marks and Spencer located on the western side of the Holmbush Shopping Centre.

The proposal is for the provision of a peak storage container with a structural support within the service yard on the northern side of the building.

Consultations and Representations

Third Parties

There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE10, CH1-2, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC2, AS3, AT12.

Planning Assessment

The site itself is located within the AONB, but on the south side of the A27 within the built up area as defined in the Local Plan. In the context of the size of the retail store the proposed storage container would be ancillary and relatively minor.

The proposed container would be 2.5m wide, by 2.5m high, by 6.0m in height. It would be supported by a metal structural base which would suspend the container at a height of 1.2m from ground level to enable easy access from the warehouse level behind the main shop floor. Minor interior alterations would be required to ensure fire exits are maintained.

The appearance would not be particularly in keeping with the brick built building, however it would be unseen from any public areas or from the front of the store. The retaining wall between the site and the A27 is approximately 10m in height and would act as a screen for the road users and the Downs to the north, and would mean that the proposed container would have very limited impact on the appearance of the site itself. The nature of the container is relatively temporary and as such it could be removed at a later date if required with the minimum of problems and without detriment to the structure of the store.

Recommendation

APPROVE for reason that :-

The proposed development is within the built-up area and of a minor ancillary nature to the existing retail store. Owing to its relatively concealed location at the rear of the building, it would not cause harm to the appearance of the locality, including the landscape of the Sussex Downs AONB, nor any other detriment to amenity or highway safety. It would consequently not conflict with the relevant policies of the ADLP (AG1, AC2, AS3, AT12) and the WSSP (LOC1, NE10, CH2, DEV1, DEV4-5)

Case Officer: [illegible]
Date: 11/09/07

11/9

Subject to :-

1. CIC;