Development Management - Delegated Officer Report

Application Number: AWDM/1255/21 Recommendation – APPROVE

Site: 34-36 South Street Lancing West Sussex

Proposal: Installation of air conditioning units to rear and shopfront alterations to front (shop 1 and 2)

Date of site visit: 10th August 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to two ground floor commercial units at South Street Lancing within a parade of commercial properties with residential above. Currently no. 36 is occupied by Co op Funeral Care and the adjacent unit at no. 34 is vacant. It is proposed that both will combine to function as the funeral directors. The proposed floor plan shows how the space will be used with both shopfronts retained. A new shop front is proposed at no. 34 with a glazed frontage and fascia sign. Both shop fronts will have a combined finish in grey with existing windows and doors to be painted.

Also proposed are 2 x air conditioning units to the rear of the premises. The shopfronts face onto the pavement and to the rear is a parking and servicing area. It is proposed that to the rear of no. 36 at ground floor two units are to be installed with acoustic panel/housing proposed over and surrounding the units.

Lancing Parish Council: - No Comment

Consultations

Adur and Worthing Councils:

Environmental Health: - Private Sector Housing – No Comment

Environmental Health: - Public Health –

Many thanks for the opportunity to comment on this application. I note that a noise impact assessment has been submitted. I have reviewed and have the following comments.

The location of the background measurements, it has been taken so far away, why wasn't it taken where the plant is going to be installed? I would have thought the background noise of the rear facades which could be impacted by noise might be quieter than the roadside facade - please may you clarify why this is the case.

The report has assumed -15dB from a horizontal barrier above the units, but you have not included a plan showing this and you have not provided the barrier calculation for this screening. How have you arrived at -15dB?

We need further information on the noise assessment to make a comment. At present there seems to be a lot of assumptions. Once this has been clarified, I suggest a condition is put in place to comply with the specific noise levels in the report.

Lastly, there is mention of screen in place. What is this and how large is it? I am concerned what effect it may have on the residential properties above.

Additional information has been provided by the applicant's agent and the Environmental Health Officer concludes the following: -

I would recommend a condition that the installation of the units should be undertaken in compliance with the Plant Noise Impact Assessment and following completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 34
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The proposal comprises upgrading the existing commercial unit with a new shopfront and external air conditioning units to the rear with acoustic panels. The main issues for consideration here are the impact of the works upon the character and appearance of the locality and residential amenity.

Visual amenity

The proposed changes to the shop front are welcomed with the incorporation of the vacant unit into this current use, unifying the appearance of the two units with appearance and finish. Two shop fronts will remain with glazing and active frontages to add to the vibrancy and vitality of this commercial area.

The units to the rear and acoustic panel will not be visible within the street scene they will only be visible from the adjacent residential properties above. There is communal garaging to the rear of the parking area enclosing the site. Other similar equipment is visible to the rear of the site at the adjacent convenience store. Such

development is not considered to be visually detrimental or out of character in this case.

Residential amenity

The changes to the shopfronts will be visible from neighbouring properties and as stated above will enhance the appearance of the street scene within this commercial area. There will be no adverse impact upon the residential amenities of the occupiers of the adjacent dwellings.

The main issue here is the impact of the air conditioning units upon the directly adjacent residential properties above the commercial units at first floor, directly above and adjacent. A noise assessment was submitted with the application which has been assessed by Environmental Heath along with additional data and information that was required relating to the calculations submitted and the details of the panel.

It should be noted that the first floor windows serve residential properties and the ground floor windows serve the commercial ground floor units. It is considered, subject to conditions required by Environmental Health, that the proposed units and associated panels will not give rise to an adverse impact in terms of loss of outlook or overbearing impact and also a noise or vibration impact as a result of the units that would detrimentally impact the residential properties above or adjacent.

Attached below is a condition requiring the installation of the units to be undertaken in compliance with the Plant Noise Impact Assessment and following completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise. Provided these matters are adhered to then any potential impact will be mitigated.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The installation of the air conditioning units hereby permitted shall be carried out in accordance with Plant Noise Impact Assessment Report Revision 01 submitted 2nd July 2021 dated 27th April 2021 revised 21st May 2021. It shall be maintained and remain in accordance at all times unless otherwise approved in writing by the Local Planning Authority.
4. Following completion of works tests shall be undertaken and results shall be submitted to the Local Planning Authority within 6 months to demonstrate that the attenuation measures proposed in the scheme are effective.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 22nd September 2021

Authorised by: Peter Barnett Date: 22 September 2021