Development Management - Delegated Officer Report

Application Number: AWDM/0313/21 Recommendation – Approve

Site: Land North Of Stills Yard, 15 Riverside Road, Shoreham-By-Sea

Proposal: Single storey workshop

Date of site visit: 20 June 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site lies to the north of Riverside Road and is accessed via a narrow driveway which also serves Stills Yard which is used for car repairs. It sits behind dwellings which front Riverside Road and is adjacent to the River Adur and the new flood defence walls which surround the site.

In order to construct those flood defence walls a previous derelict house on the site (known as Fisherman's Cottage, 17 Riverside Road) was demolished.

The site also contains a shed used by Sovereign boat builders and the proposal is to erect a workshop at the end of the defences closest to the river in connection with their business. The proposed workshop measures 3.8m high at its highest point, 3.2m at its lowest point, 11.9m long and 6.9m wide. It is shown as being constructed of corrugated metal, coloured green, but the applicant has subsequently agreed to the addition of grey cladding instead.

The applicant's agent has confirmed that the building will be used as follows:

"The work will be the repair of small boats as they undertake at present.

With regard to deliveries car movement etc., there will be no more than the current situation. The provision of the building will be to allow work to carry on in inclement weather rather than standing around or having to move to other work out of order.

There will be no external machinery and the only machinery at all will be small hand tools. This will in fact reduce such noise as there is because it will be inside."

Relevant Planning History

NOTICE/0004/17 - Prior Notification of proposed demolition of No.17 Riverside Road.

AWDM/0613/20 - Two storey detached dwelling with two parking spaces and access off Riverside Road - refused

Consultations

West Sussex County Council: The **Highways Authority** has no objection.

Summary

This proposal is for the erection of a single-storey workshop. The site is located on Riverside Road, a C-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application, AWDM/0613/20, raising no objections. The LPA refused the application on grounds unrelated to highways.

Access and Visibility

The applicant proposes no alterations to the existing access arrangements. From inspection of local mapping, there are no apparent visibility issues with the existing point of access onto Riverside Road. In addition, the LHA does not anticipate that this proposal would give rise to significant material intensification of movements to or from the site, when compared with the existing use.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site.

Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The application form states that four existing parking spaces are to be retained for this development. WSCC Parking Standards for B1 use require one parking space per 30 sqm of floorspace. Therefore, the LHA would expect a development of this size to provide parking for at least three cars. From inspection of the plans, there appears to be space within the site for this to be accommodated, including space for on-site turning.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new non-residential developments. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments). Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future.

Details of this can be secured via condition.

Regarding cycles, the applicant has not demonstrated cycle parking provision. WSCC Parking Standards for B1 uses would require a development of this size to provide at least one cycle parking space. Cycling is a viable option in the area and the applicant should demonstrate cycle parking in the form of covered and lockable storage.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Condition car and cycle parking and EV provision.

Adur and Worthing Councils: The **Environmental Health Officer** recommends a contaminated land condition. No noise assessment would be required as no external plant or heavy machinery

No objection on **Private Sector Housing** grounds

Environment Agency: No objection

Representations

Objection received from 21 Riverside Road:

Concerned that the workshop will not blend in with the landscape due to the colour and material of the building which is very different to what was there before the tidal wall was added. I am also concerned about the level of noise that the workshop will generate which potentially could interfere with the enjoyment of my home. Therefore, I object to the single storey workshop.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 25, 34, 35, 36
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal is for a workshop related to an existing business on the site and is located within the built up area boundary. It is acceptable in principle subject to consideration of the visual and residential amenity impacts.

Visual amenity

The building will be located in the NE corner of the yard adjacent to the flood defence wall and the river. It will sit further north than the two existing workshops on the site (car repairs and boat builder) and will be more prominent in views from across the river and from the rear of properties in Riverside Road. However, it is relatively low in height, being less than 4m high, and will be viewed against the backdrop of other buildings to the south, the yacht club and Mariner Point to the north, and a curved white store building directly to the north at river level.

The building has a steel frame and is shown as having a green corrugated metal finish. This could be rather unsightly in such a prominent position and the applicant has agreed to clad the building in 'Hardieplank' type cladding which is considered to be more subdued in tone and appearance. A light grey colour is considered to be suitable here and the applicants have confirmed that would be acceptable to them.

On balance, it is considered that, with suitable cladding, the building will not cause visual harm.

Residential amenity

The proposed building would be further from the rear of the nearest residential dwellings in Riverside Road than the existing workshops. There is a houseboat to the west but it will not be closer than the existing car repair workshop building.

The area has been used for boat repairs previously, in the open, and the proposed building should help to reduce any noise that may arise. The applicant's agent has confirmed that only hand tools will be used with no external machinery or plant. On this basis, the EHO has no noise concerns and it is considered that there should not be an adverse impact on residential amenity.

Parking and access

Four parking spaces are proposed and the Highway Authority has no objection. They also require some of the spaces to be EV charging spaces and cycle storage is also required.

There is limited space available which makes it difficult to provide formal cycle storage in this case. Much of the yard is taken up with vehicles associated with the car repair business. However, it is considered that a bicycle could be kept within the workshop itself if necessary.

Flood risk

The application is within flood zone 3. The submitted flood risk assessment relates to a previous application for a dwelling. Nevertheless, the Environment Agency has no objections to the proposal.

Recommendation

APPROVE subject to:

1. Approved Plans
2. Standard time limit
3. Cladding to be light grey as per email 14/7/21
4. Use as workshop for building and repair of boats only and for no other purpose.
5. Car parking
6. EV charging
7. Contaminated land

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant,

acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 14 July 2021

Authorised by: Gary Peck Date: 14 July 2021