Development Control – Delegated Officer Report

Application Number: AWDM/0744/14 Recommendation – APPROVE

Site: **Marks & Spencer, Holmbush Centre, Upper Shoreham Road, Shoreham**

Proposal: **Retention of existing storage container and new outbuilding for storage in service yard linked to south-west elevation of main building**

Date of site visit: 17.06.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises the easterly wing of the Holmbush Centre which is occupied by a large retail store. The building is single storey and the easterly wing incorporates a brick and glass façade to the southerly entrance with a clay tiled roof. The nearest neighbouring units comprise a fast food restaurant and large supermarket located within the remainder of the building to the west. The building overlooks the customer car parks to the south and is situated adjacent to the A27 to the north.

The proposal seeks planning permission for the retention of an existing storage container and the erection of a new storage outbuilding within the westerly service and delivery yard to the west of the building. The existing storage container is sited adjacent to the northerly boundary of the site and incorporates corrugated metal green sheeting to the exterior walls. The existing storage container incorporates a floor area of 15 square metres and a total height of 2.5 metres. The proposed storage building would be located adjacent to an existing delivery hatch on the westerly wall of the building. The proposed building would incorporate a total floor area of 126 square metres and a ridge height of 5.1 metres. The proposed building would incorporate profiled metal sheeting to the exterior walls and to the pitched roof.

Consultations: None received.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 & National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The principle of providing additional storage buildings to serve this existing retail store is considered to be acceptable. However, the main considerations that require assessment are the impact of the proposal on the visual amenities of the area and neighbouring properties.

Visual amenity

The existing and proposed storage buildings would incorporate corrugated metal sheeting to the exterior walls and roofs and as a result have a temporary and utilitarian appearance. The existing storage container is viewed separately from the main building due to its position further to the north and separation from the main building. The proposed building would however be larger in size and positioned closer to the main building. As the proposed building is to be a permanent storage facility it was considered that it would appear more visually sympathetic to the main building if some brickwork were incorporated on the exterior walls. The Applicant however did not consider that the design should be altered as the building would not be visible from any public vantage point and this style of the building has already been installed within delivery yards serving many of their retail stores within the UK.

Whilst it is considered that the use of some brickwork would have made the structure appear more sympathetic with the materials on the main building and less like a temporary in nature, it is noted that the delivery and service yard is well screened from the surrounding public areas and road. The yard is not visible from the A27 to the north due to the lower position of the Holmbush Centre and the high wall which lines the northerly boundary of the site. The site is also screened to the public car park to the south by the existing building. It is therefore considered that whilst the appearance of the proposed storage building could have been improved, on balance as the retention of the existing storage building and the proposed storage building would have no adverse impact on the visual amenities of the area it is considered to be acceptable in planning terms.

Residential amenity

The existing and proposed storage buildings are located within the confines of the existing service and delivery yard and would not be located within proximity to any residential neighbouring properties.

The proposed storage outbuilding would be situated within the delivery area serving the retail store and would not block the delivery entrance serving the neighbouring fast food restaurant situated to the north of the proposed building. There would also be ample room left for the turning of delivery vehicles and it is not anticipated that the ATM facility would cause any adverse impact to the delivery operations of the neighbouring business within the Holmbush Centre.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Received on 10th June 2014.
   Title: Existing Service Yard & Permanent Storage Facility, Drawing No. 9001 Received on 10th June 2014.
   Title: Proposed Service Yard & Permanent Storage Facility Elevations, Drawing No. 9002 Rev 2 Received on 4th August 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the proposed storage building hereby permitted shall be completed to match those shown on the approved plans.

   Reason: *In the interests of visual amenity.*

4. The buildings hereby permitted shall only be used for storage of products in conjunction with the existing retail store.

   Reason: *In the interests of the visual amenities of the area.*

<u>Informative</u>

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 29th July 2014

Authorised by: Peter Barnett Date: 1 August 2014