Application Number: ADC/0239/08 **Recommendation – Temporary Permission**

Site: **6 Harbour House, Harbour Way Shoreham-by-Sea BN43 5HZ**

Proposal: **Storage container in north-west corner of Harbour House car park**

The Application

Harbour House is an existing flat-roofed two-storey former office building which has been converted to 9 'live-work' units. There is parking space at the front of each unit for one vehicle plus a shared car park to the west of the building. To the west of this car park and also directly to the rear is the Harbour Trading Estate. Opposite, on the south side of Harbour Way, are houses.

Permission is sought for a storage container (2.4 metres deep, 2.9 metres wide and 2.6 metres high) to be sited in the north-west corner of the car park. The container is required in relation to the furniture and design business which is currently taking place at 6 Harbour House. The applicant states that each live-work unit has two parking spaces in the shared car park (in addition to the parking space on each forecourt). The storage container is required for a maximum of 3-4 years.

Consultations and Representations

West Sussex County Council: No objection. It would not obstruct vehicular visibility onto Harbour Way. Records show that there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues.

Third Parties: A letter of objection has been received from 5 Harbour House stating that the car park belongs to the management company and the application should be refused because the car park is open plan and a storage container will look very odd.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, NE1, NE5-6, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AT4, AE16-17
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG4 'Industrial and Commercial Development and Small Firms' (DoE1992)

Planning Assessment

Policies

Policies NE5-6 generally support development related to businesses in the interests of economic regeneration. AE16 states that within built up areas permission will be granted for alteration of existing business premises which are required to improve the efficiency of existing businesses. This is provided that on-site parking arrangements and access to the public highway are acceptable and there are no adverse effects on the amenity of nearby residents. AE17 and AT4 resist intensification of business uses on Shoreham Beach if it would lead to unacceptable HGV traffic or pollution.

The Justification for the Container

The applicant has stated that the container is required to provide additional storage in relation to 6 Harbour House which is currently being used as a design studio for the production and design of artefacts including larger items of furniture and smaller items such as jewellery. He states that the container will be required for 3-4 years.

Visual Amenity

The proposed container would be visible from the road and from the houses on the opposite side of Harbour Way which face towards the site. It would be set back within the site and located in the rear corner of the car park. Although it would not be highly prominent and not unduly out of keeping in relation to the adjacent Harbour Trading Estate, it would detract to some extent from the appearance of the locality. Moreover, it falls short of the quality and type of development that is normally encouraged under policy DEV1 and could result in similar proposals coming forward which cumulatively would have a greater impact. Consequently, it is considered that only a temporary permission should be granted.

Details of the colour of the container should also be required to be submitted and approved prior to its siting.

Parking and Access

The proposal will result in the loss of a car parking space but it does not appear that there is any current demand for use of this space for parking, as the applicant has no employees. One parking space (plus that on the forecourt of No.6) will remain. The Highway Authority has been consulted and there is no objection on highway safety grounds.

It is considered that a temporary permission would also allow the situation to be re-assessed with regard to any change in parking requirements that the occupier may have over the next 4 years.

Recommendation

APPROVE for the reason:-

Although the proposal would be liable to detract from the appearance of the locality, it is considered appropriate to grant permission for a temporary period having regard to the transient nature of the development and the desirability of providing for the needs of the business, thus minimising conflict with the policies of the Adur District Local Plan (AG1, AE16) and the West Sussex Structure Plan 2001-2006 (DEV1)

Subject to:-

1. C1Di (Temporary permission expiring on 30 June 2012)
2. C12Ei (External colour of to be approved)

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