Development Control – Delegated Officer Report

Application Number: ADC/0240/09 **Recommendation – Permit Application**

Site: **57 - 59 Test Road Sompting Lancing West Sussex**

Proposal: **Refurbishment of existing outbuilding to form new enclosed trolley store at rear of property**

The Application

The application relates to a small branch of Co-Op supermarket located within a small shopping parade between Hamble Road and Test Road, Sompting. The existing retail use occupies a pair of units while the third is a Fish and Chip, take away. There are flats above and a parking area to the front of the parade accessed from Hamble Road and Test Road. To the rear is a servicing area with delivery access, storage and a rear external staircase leading to the flats above. The site is within a residential area which comprises of mainly dwelling houses with some flats. Directly to the rear of the site is an access leading to a garage compound which serves the adjacent residential properties.

Permission is sought to enclose an existing area to the rear of the store which is currently formed of two brick walls running adjacent to and parallel to the garage access road. Two additional walls are proposed to enclose the space with an increase in height from 1.7 metres to 2.6 metres with a flat roof added. The proposed store will accommodate delivery cages which are currently stored within this area however are not properly enclosed.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Adur District Council: **-** The Environmental Health Officer has no objection.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1,
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the

commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual Amenity

The main issue for consideration is the impact of the proposed trolley store on general visual amenity of the area.

The proposed store is to the rear of the site and is visible within the street scene, in Hamble Road to the south west. The existing brick wall is built in bricks to match the existing shop building. The enclosing of this area with additional walls, increasing the height and adding a flat roof will not have any adverse impact on the character and appearance of the locality. The proposed building will match the height and appearance of the existing smaller store adjacent. Materials will be conditioned to match existing.

Residential Amenity

There are dwellings to the south and west of the site in Hamble Road and the proposed store will be visible from these properties. However due to the minor nature of this proposal and distance from adjacent dwellings it is not considered that there will be any adverse impact on the residential amenities of the occupiers of the adjacent dwellings in this case.

The Environmental Health Officer has no objections in this case.

Recommendation

APPROVE for reason that :-

The proposed development will not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1)

1. C1Ci
2. C12Ei – amended. ...prior to commencement of use of the store thereby created.... Reason: -policy AG1 of the Adur District Local Plan.

Case Officer. [redacted] .....Date.....27/7/09.....

PB 28/7