Development Control – Delegated Officer Report

Application Number: AWDM/0720/24 Recommendation – APPROVE

Site: 5 Cecil Pashley Way, Lancing, BN43 5FF

Proposal: Proposed change to existing window at front (north) elevation, and change to door and smaller window, to facilitate new emergency fire exit.
Internal alterations including a new staircase to enable emergency escape from the office at first floor level.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application property is detached two storey commercial light industrial type building within the Shoreham Airport industrial site. The roof appears to have solar panels on it. The building is situated to the south of Cecil Pashley Way with other commercial light industrial type buildings positioned directly to the north of the same road. Directly to the north of these buildings is the runway apron and then the plane taxi lanes and runway.

The railway line is to the south of no. 5 and the River Adur is to the east. To the east and west side of the building is car parking.

The application seeks permission to:-

- Change a group of 4no. windows on the ground floor north elevation to a group of 2no. windows and a new door;
- Internal alterations including a new room area to enclose a new staircase

Relevant Planning History: None

Representations: Lancing Parish Council: No objections

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 7, 15, 25
National Planning Policy Framework 2023

Planning Assessment

The key issues are the effect on the character and visual amenities of the locality.

Visual Amenity

The window and door alterations will accord with other light industrial type buildings in the near locality, and thereby will be in keeping with the visual amenities and character of the area.

Residential Amenity

The removal of 2no. windows from the group of 4no. windows, leaving 2no. windows in situ, will be in visual balance on the north elevation, with the overall design of the unit which has a group of 2no. windows on the ground floor in the same run.

The alterations proposed will be in order to provide protected route from the first floor of the existing property. Thus being a fire safety means of escape from the building. The works are set out within the submitted Fire Safety Technical Report, which will be a matter for the Building Regulations.

Therefore the works proposed will be in character with neighbouring commercial light industrial style buildings within the area.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.08.2024

Authorised by: Peter Barnett Date: 9 August 2024