Expires 18/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0245/07 **Recommendation – Permit Application**

Site: **Main Stores Ricardo Engineers Ltd Old Shoreham Road Lancing West Sussex**

Proposal: **Single-storey side extensions and front canopy to main stores building**

The Application

The application site is the main stores building within the Ricardo Engineers site east of Lancing. The stores building is located central to the site and is surrounded by various workshops, offices and testing facilities connected to the business.
The proposal is to extend the main stores building on the east and west sides and to add a large canopy to the north elevation.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AC2-4, AE18

West Sussex Structure Plan: LOC2, NE5, NE6, CH1, DEV1

Planning Assessment

As the Ricardos complex is sited within the AONB and a strategic gap it is specifically subject to policy AE18 of the Local Plan. This policy states that business or industrial development will be permitted if it is essential to the viability of the business, is of an appropriate design and construction, is unobtrusive in the landscape, and does not interfere with airport safeguarding.

The proposed extensions to the stores building will not increase its height or visibility within the landscape. The new east and west wings will be 21 metres in length, 4.5 metres in width and will extend 7 metres further north than the existing store. The new north canopy will extend the current roof structure 11 metres north of the existing store. It will be clad in 'Goose wing' grey with blue shutter doors, identical in style to other recent additions within the site. As part of the extending process the existing asbestos panelling on the store will be removed. The store will be used to hold various components and materials for the engineering consultancy with an additional room for electrical switchgear.

The resultant structure will be a vast improvement on the existing poor quality building in terms of appearance and will be consistent in style with other structures within the complex. It will not conflict with the above Local Plan policy.

Recommendation

APPROVE for reason that :-

2PPii (amended): The proposed development is necessary to the needs of a business important to the economy and can take place without resulting in unacceptable detriment to the landscape of the Sussex Downs AONB or to the open character of the strategic gap. It consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AC2-4, AE18) and the West Sussex Structure Plan (LOC2, NE5, NE6, CH1, DEV1).

Subject to:

1. C1Ci: (standard time limit)

Case Officer:.....

Date: 25/5/07.

CJ 29.5.07