Expiry Date - 02/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0119/24 Recommendation – APPROVE

Site: Unit E Dominion Way Worthing West Sussex

Proposal: Single storey rear extension

Date of site visit: 24.04.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on Dominion Way Trading Estate, in East Worthing, identified as a key industrial estate within the Worthing Local Plan. The application relates to Unit E located on the east of Dominion Way. The unit comprises of steel framed industrial buildings with brick, render and cladding to the external elevations and corrugated sheet roofing. Doors and windows are white UPVC.

The units are surrounded by other industrial buildings to the north, east, south and west. There are terraced houses further afield and separated by other industrial units, fields and parking areas.

The units are not within a conservation area, are not listed buildings and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension to the rear of the site. The proposal is for a plant room on the ground floor. The compressor room will measure 5m in width by 4m in depth. There is a proposed height of approximately 2.6m.

Relevant Planning History:

10/0340/ADV - Display of externally illuminated box sign on west elevation to replace existing. – Approved 21/06/2010.

10/0341/FULL - Provision of two pedestrian entry doors (replacing one existing) and doors for vehicle access to showroom. Approved 21/06/2024.

Consultations:

None required

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Representations:

None received

Relevant Planning Policies

Worthing Local Plan:
DM5 (Quality of the Built Environment)
DM11 (Protecting and Enhancing Employment Sites)

Planning Assessment

There is no objection in principle to the upgrading of existing industrial buildings providing that the proposed development causes no adverse impact to the visual amenities of the area or the occupants of neighbouring buildings.

Visual Amenity

The surrounding area comprises predominantly of industrial units, many of which have been altered in many forms. These include extensions, change in fenestrations and adverts.

As such the introduction of a small rear extension would not be detrimental to the visual amenity of the industrial estate. The single storey nature and footprint of the extension allows the addition to be subservient to the host unit. With the retention of brick at the ground floor level it is not considered that there would be a significant impact on the wider industrial estate.

The works result in an enhancement of the units and the wider area and do not have any adverse impact on the visual amenities of the locality.

Residential Amenity

There are no residential properties affected by the proposed works as the site is located within an industrial estate surrounded by other industrial uses. Therefore, there is no detrimental impact on residential amenity as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1 - Drawing Numbers
2 – Standard Time Limit
3 – Materials to Match

Informative

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Finlay Gardner **Date:** 24/04/2024

Authorised by: Louise Prew **Date:** 24/04/2024