Development Management - Delegated Officer Report

Application Number: AWDM/0541/17 Recommendation – Approve

Site: 46 Dolphin Road, Shoreham-By-Sea

Proposal: Replacement uPVC windows and doors, new wall panelling, new roof cladding and roof lights.

Date of site visit: 28 April 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application seeks permission for a number of building improvements at the Infinity Foods distribution centre in Dolphin Road. The site is located within an industrial estate.

The works involve the following:

- Replacement white upvc windows and doors
- Replacement wall cladding/panelling
- New roof cladding with rooflights

Relevant site history

AWDM/0585/12 - Change of use from B2 (Industrial) to B8 (warehouse and distribution) together with part demolition of front ancillary office building to provide new servicing area including alterations to existing access and provision of new vehicular exit, and 2.4m high perimeter fence and gates

Consultations

West Sussex County Council: The **Highway** Officer has no objection. The site has a permitted B8 (warehouse/storage) use. The proposals involve new vehicle gates and security fencing [*NB these have since been removed from the application*]. From an inspection of the plans and documents the fence and gates appear to be within the site and to the south of building two, which is set back from the highway some 50 metres. The LHA do therefore not anticipate that the proposals would result in a 'severe' impact on the operation of the nearby road network and there are no transport grounds to resist the proposals.

Adur & Worthing Councils: The **Environmental Health** Officer has no objections.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4
Submission Adur Local Plan (2016) Policies 15, 26
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing industrial stock located within the built up area and can be supported in principle. The relevant issues are the effect on the character and appearance of the building and its surroundings.

Visual amenity

The proposed works are largely 'cosmetic' and are appropriate for an industrial building within an industrial estate. No visual harm will arise.

Residential amenity

There are no dwellings affected by this proposal.

Accessibility and parking

There is no highway objection to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

Is recommendation contrary to letter(s) of representation? N
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 9 June 2017

Authorised by: Gary Peck Date: 11 June 2017