Development Control – Delegated Officer Report

Application Number: AWDM/1561/13 Recommendation – APPROVE

Site: **Unit A1, Dolphin Enterprise Centre, Evershed Way Shoreham-By-Sea, West Sussex, BN43 6QB**

Proposal: **Non-material amendment to building permitted under ADC/0033/08 (one loading door instead of two).**

Date of site visit: N/A

Neighbours checked: none notified

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

Planning permission was granted under ADC/0033/08 for a new building (block A) of 1,016 sqm subdivided into up to 4 units for Class B1 business, B2 general industrial, B8 storage and trade counter uses. The proposed building 20 metres wide and 49 metres long was proposed to be sited on the eastern part of the site, backing onto an adjacent access road with parking at the front and south side, accessed off the new road (Evershed Way.) The total parking provision shown was 25 car/van spaces and 17 covered cycle spaces. The approved drawing shows the building split into 4 units with separate loading doors for each unit.

Permission was subsequently granted for a non-material amendment for some minor changes to the elevations (AWDM/0474/13). A single window was proposed in the cladding at first floor and a single window at ground floor level in place of two windows in each of the 4 units.

This application seeks a further non material amendment for the replacement of 2 loading doors, 3m wide each, on the west elevation with a single loading door, 4.5m wide.

Representations: N/A

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4
National Planning Policy Framework (CLG 2012)

Planning Assessment

The proposed amendment is minor in its nature and will not materially affect the appearance of the building or its surroundings.

Recommendation

APPROVE the non material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise: -

180 999 P201 received 16 December 2013

… existing planning permission ADC/0033/08 still stands and that the conditions imposed upon it continue to apply to the development.

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

Case Officer: Peter Barnett Date: 7 January 2014

Authorised by: Gary Peck Date: 7 January 2014