Development Management - Delegated Officer Report

Application Number: AWDM/0318/21 Recommendation – Approve

Site: 57 - 60 Dolphin Road, Shoreham-By-Sea

Proposal: Single storey rear (east) extension to existing food manufacturing facility, including first floor roof terrace, external staircase and cage lift at southern end, new first floor door openings to serve proposed terrace, relocation and extension of vent extracts

Date of site visit: 10 February 2021 in connection with AWDM/0126/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a block of two storey units (Units 6-9) at the eastern end of the Dolphin Road Business Park that are occupied by the food producers 'Higgidy'. They are aligned north-south with the ground floor predominantly used for food production and the first floor used for ancillary purposes, including offices and staff facilities (canteen etc).

The buildings are brick, with some white horizontal cladding at first floor level.

It is proposed to construct a single storey extension on the rear (east) of the units, to provide additional floorspace for use in association with cold storage, production, and packing. The extension would be a maximum of 4m in depth (east-west) and cover an area of 76m in length (north-south). In total it would deliver an additional 257m in floor area (Gross Internal).

The addition to the rear of Units 8 and 9 would have a shallow mono-pitch roof some 5.9m in height, with a higher mono-pitched roof section at the southern end at a maximum of 6.7m in height. An existing vent extract system in the rear elevation of Unit 8 would be extended through the new roof void of the addition. Below this, at ground floor level a new fire door would be added. The addition to the rear of Unit 7 would be covered in a shallow mono-pitch roof some 5.9m in height.

The addition to the rear of Unit 6 would be flat-roofed. This would facilitate the creation of a new terrace area above that would be accessed at first floor level, via the insertion of two new openings in the existing rear wall of the unit. At the southern end a new external staircase would be installed to provide access from ground floor. Adjacent to this, an external lift would be installed, providing access to and from the new terrace. The extensions are to be externally faced in profile sheeting coloured green on the walls, and grey on the roof.

Modifications to the internal layout of the first floor area of Unit 6 are also proposed. These include extending the first floor area over an existing void at

the rear (east) of the building to enable connectivity at first floor level to the proposed terrace. The additional area would comprise a re-modelled staff canteen and welfare area and provide an additional 77sqm of floor area.

At the rear of the site is an open grassland area that has been cleared of trees and vegetation relatively recently. The land contains a subterranean water tank.

The applicants own a number of other buildings in the area, in connection with their food production operations, and there is an outstanding application by Higgidy on units directly opposite the site to the west for a change of use from Use Class B1 to food production (Use Class B2) and ancillary offices (AWDM/0126/21).

Relevant Planning History

Numerous applications

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The proposal will allow for an increase in production and therefore an increase in traffic movements. A technical transport note (Ref: i-Transport 19.03.21) has been submitted in support of the application and has been considered within Planning Application AWDM/0126/21. Therefore no objections in relation to traffic generation are raised.
Condition CMP and Travel Plan

Adur and Worthing Councils: The **Environmental Health** Officer has no objection

Network Rail: No objections

Southern Water: It appears that the developer is intending to build close-to a public combined sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; *Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers*.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

Policy 25 recognises the Dolphin Road Industrial Estate as a protected employment site where proposed conversions to uses other than employment (B1, B2 and B8 of the Use Classes Order) will be resisted. The upgrading of existing employment sites and buildings will be supported.

This proposal fully accords with the aims of Policy 25.

Visual amenity

The extension is to the rear (east) of the existing main Higgidy business premises and the depth of the extension is the maximum possible due to the constraints of an underground water tank.

The site is visible from the estate roads and from outside the site to the north, where there are playing fields. The existing rear elevation of the buildings comprises a blank brick wall and the proposed green coloured profile sheeting would be a different material to that found on the buildings currently. However, profiled sheeting (grey) can be found on units further east and it is not considered that substantial visual harm will arise from this development.

Residential amenity

There are no residential properties in close proximity to the site. The nearest houses are around 90m away. Higgidy currently operates for 24 hours a day and there have been no known noise complaints about the business. It is not considered that the proposed extension will cause any adverse amenity impacts and it is noted that the EHO has no objection.

Parking and Access

The supporting documents state that the proposed additional floor area would not impact on the access, parking and turning arrangements of the main Higgidy operation and no material increase in staff numbers is anticipated as a result of this extension.

There are no highway objections to the proposal but a Travel Plan is recommended.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. CMP
5. Travel Plan
6. Protect public sewer

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

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.

Case Officer:	Peter Barnett	Date: 18 May 2021
Authorised by:	Gary Peck	Date: 18 May 2021