Expiry Date - 09/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0199/10 **Recommendation – Permit Application**

Site: **Eschmann House Peter Road Lancing Business Park Lancing**

Proposal: **Replacement of metal windows with UPVC windows and installation of 3 no. new UPVC windows on north elevation and 3 no. new UPVC windows on west elevation**

The Application

The application relates to a part three-storey part two-storey office building with attached pitched roof factory building, located at the far eastern end of Peter Road, within the Lancing Business Park. The site is directly to the south of the coastal railway line which runs east / west, and within an area identified for Business Industry and Warehousing.

Permission is sought for the replacement of 9 existing metal windows with uPVC windows (2 in the east elevation, and 7 in the north elevation), and the insertion of 6 new window openings also in uPVC. The new windows would be arranged with three being in the west elevation (two at first floor and one at ground floor) facing onto the main entrance of the building serving existing offices, and three being in the north elevation at first floor level, serving the existing canteen and an office.

The surrounding area is made up of industrial premises, factories and offices to the east, west and south. To the north on the other side of the raised railway embankment are residential houses located in Tower Road.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AE2.

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Planning Assessment

Policies

Policy AE2 of the Local Plan states that permission will be granted for the development of land (including changes of use of buildings) for 'B1' and 'B2' business and industrial purposes, except where development proposed is in close proximity to residential areas where the District Planning Authority will require any industrial development to be restricted to a 'B1' use class.

Approvals shall be subject to suitable access and parking arrangements being provided the design of the development being acceptable having regard to local environmental conditions and the submission and approval of a landscaping scheme.

Visual amenity

The majority of the existing windows which serve the buildings on the site are already uPVC, particularly those that serve the main frontage of the three-storey offices in Peter Road. As such it is considered that the proposed replacement windows, and the proposed new windows would not appear out of character or unsympathetic to the building or the surrounding area.

Residential amenity

The residential properties to the north in Tower Road are located over 90m away from where the proposed north side window openings at first floor would be, and it is considered as a result of this separation that there would be no adverse effect on privacy felt.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 10029/01; 10029/02; 10029/03; 10029/04; 10029/05; 10029/06; and 10029/07, date stamped received 25.06.10.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date 28/06/10

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