Development Management – Delegated Officer Report

Application Number: AWDM/0014/25 Recommendation: APPROVE

Site: 81 Marlborough Road, Lancing Business Park, Lancing, West Sussex

Proposal: Proposed side extension and 4no. new windows to the north elevation

Date of Site Visit: 21st January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is within Lancing Business Park, a detached building with an existing mezzanine. It is brick at ground floor and metal cladding at first floor. There is off street parking to the front of the building, currently B1 use and occupied by Newnham Engineering.

Consent is sought for an extension to the west side, the height of the existing building. Materials to be used will be brick and metal cladding to match existing. The extension is to provide an inspection room and workshop. Some internal changes are proposed to the building with a changed layout at ground and mezzanine level. Four new windows are proposed to serve the existing mezzanine, they are to the front, north elevation.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The site lies within a protected business park where Policy 25 of the Adur Local Plan supports the upgrading of existing employment sites and buildings. The proposals here are seeking to improve and upgrade existing facilities for a current business. Therefore the development can be supported in principle.

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area and consideration of parking issues.

Visual amenity

The proposed extension will be visible within the street scene. It is sited within a recess and will partly infill an area set back from the main front elevation of the building. It is subservient in relation to the existing building and materials to be used will match existing. The line of the existing roof will be followed. The extension is in keeping with the building and will have no adverse impact upon the character and visual amenity of the locality in this case. The proposed windows are on the front elevation facing the highway, they will change the appearance of the building however this will not be harmful. The changes proposed will be appropriate to the building within this industrial locality.

Residential amenity

Lancing Park is a residential area to the rear of the site. The proposed works will not change the existing use of the building and are located to the front of the building. There will therefore be no loss of light, privacy or overbearing impact in this case. No increased noise or disturbance will occur in this case.

Parking and Highway Matters

The allocated parking spaces to the front of the building will remain. When visiting the site it was noted that some vehicles were parked at the site of the extension however these are not in formal bays and therefore no formal loss of parking will occur as a result of the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: Hannah Barker Date: 29th January 2025

Authorised by: Peter Barnett Date: 29 January 2025