Development Management – Delegated Officer Report

Application Number: AWDM/0305/25 Recommendation: Approve

Site: Unit 3 New Wharf, Brighton Road, Shoreham-by-sea

Proposal: Alterations including replacement of existing external fabric with new cladding system to elevations and roof, new curtain wall glazing, removal of existing roller shutter doors, installation of new auto sliding entrance doors, removal of existing overhanging canopy and installation of 2no. canopies over warehouse entrance doors. Replacement of boundary fence with new 2.4m high fencing. New pedestrian gate and auto sliding gate at entrance.

Date of Site Visit: 19 March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a warehouse building on the south side of Brighton Road. It sits adjacent to the new residential development at Free Wharf to the west and has been vacant since June 2024. It is to be used as a self storage facility by Cinch Self Storage and the application proposes various external alterations to enhance its appearance.

The building has a pitched roof with oversailing canopy and comprises 1670sqm floorspace. There are 2no. large roller shutter doors on the east elevation. It is proposed to replace these with smaller pedestrian/pallet capable openings as large goods vehicles will no longer use the yard. A new glazed reception area is proposed on the NE corner of the building.

The height of the building will increase by 50mm due to the installation of a new cladding system to replace the existing single skin profiled metal sheet. The oversailing canopy is to be removed and two new canopies provided at a lower level over the storage area entrances on the east side. The new cladding will be Kingspan trapezoidal cladding, grey and blue coloured. The existing cladding on the west elevation facing the new residential development at Free Wharf is to remain.

The site will be secured with new 2.4m high black paladin mesh fencing and a new auto sliding gate for vehicles plus separate pedestrian access gate.

Planning History:

AWDM/0099/16 - Change of use from B1c Light industry to B8 storage (retrospective) - approved with condition restricting opening hours to between 7am and 9pm on any day

AWDM/0886/23 - Demolition of existing warehouse and erection of an 8 storey building and basement, comprising 62 residential units (Class C3) and commercial floor space (Class E), with associated basement parking, access, and landscaping - resolution to grant permission subject to completion of s106

Consultations:

West Sussex County Council: The Highways Authority has no objection. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph. From inspection of the plans, the proposed alterations appear minor and are not anticipated to adversely impact upon highway safety.

Adur and Worthing Councils: Public Health: No adverse comments

Southern Water: The applicant has not provided details of the proposed means of disposal of foul/surface water drainage from the site. Southern Water is unable to comment fully on this Planning Consultation until such time as the relevant information is provided.
Condition: Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

<u>Proposed Development located in Flood plain</u>

From the site location, it appears that the proposed development lies within an area identified as flood zone 2/3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system. Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

Condition:In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition: The

proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

{*LPA response - this is an application for refurbishment of an existing building with an authorised use and a condition requiring the submission of drainage details is not necessary or justified. Similarly, there is no requirement to carry out a sequential test for this existing use.*}

Drainage: No objection on surface water grounds and no conditions recommended

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 8, 15
Shoreham Harbour Joint Area Action Plan 2019 CA7
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

Policy 8 of the Adur Local Plan and Policy CA7 of the JAAP identify this area as a location for change, with the aim of relocating existing business uses to facilitate redevelopment and regeneration.

The current application does not meet those aspirations, however it is not proposing a change of use or redevelopment of the site. The proposal is to refurbish an existing building with a lawful storage use and, while not meeting the aims of the Development Plan, it would be unreasonable to refuse the application. There is an outstanding planning application for the redevelopment of the site which is likely to be issued soon once the associated legal agreement has been completed and it is likely therefore that the site will have two conflicting planning permissions. However, there is no guarantee that the site will be redeveloped in the short term (indeed the applicant has confirmed that he owns the freehold of the site and plans to operate a self-storage facility for the long term. They have no intention of pursuing the residential scheme, or any variation of it). While the storage use remains, it is considered to be beneficial to enhance the appearance of the building and site.

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

Visual amenity

The changes to the building are considered to be acceptable. They will enhance its appearance to the benefit of the visual amenities of the area.

The new boundary fencing and entrance gates are also considered to be acceptable. Black paladin fencing has been used elsewhere along Brighton Road, at the SGN site further east.

Residential amenity

The use is existing and no changes to the operating hours are proposed. There is therefore not expected to be any adverse impact on the amenities of nearby residents.

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 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: 17 April 2025

Authorised by: Stephen Cantwell Date: 24th April 2025