DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0220 – Unit 4 Dominion House, Easting Close

DATE OF SITE VISIT: 17/5/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This application relates to the forecourt of a single storey building at the head of Easting Close when approached from Dominion Way. The building has a small forecourt with shrubbery and two car parking spaces perpendicular to the building at the southern end of the frontage. The site has vehicular access at this end also and a footpath running along its frontage otherwise.

PROPOSAL

Permission is sought to create five parking spaces on the frontage by removing most of the soft landscaping, replacing the two existing spaces and removing the footpath outside the site. Cars will be parked up to the carriage boundary. Three cars can be parked on street along this pavement edge at present.

RELEVANT PLANNING HISTORY:

71/403 – Revised proposals for the erection of a single-storey building comprising factory space and offices (Plot 6). Granted 1.6.71

97/1076 – Change of use from factory premises with ancillary offices to warehouse with ancillary offices. Granted 29.4.97

RELEVANT PLANNING POLICIES:

RES7, RES9, TR9 and H18 of the saved Local Plan.
BE1, T4, CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
Core Strategy Policies 15 and 16.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

Environment Agency: *No objection in principle. However, the site is shown as being located within flood zone 3 but given the nature of the development we*

would not expect a Flood Risk Assessment (FRA) to be undertaken. We would recommend that permeable materials be used for the additional car parking spaces to attenuate flow into the Teville Stream. An informative is also recommended.

Technical Services: *The applicant has filled in section 13 Assessment of Flood Risk incorrectly.*

The site is at risk of flooding as it lies within Flood Zone 2 and 3; equally it is within 20m of a watercourse namely the Teville Stream.

Notwithstanding the errors on the application, discharge of surface water directly to the watercourse as indicated needs to be discussed with the Environment Agency. My initial enquiry suggests the applicant won't need to obtain a discharge consent from

The proposed drainage channel will probably need a deep gully / oil baffle to protect the Teville from accidental oil pollution, but this would be made clear by the Environment Agency.

Health: No objection subject to contamination watch condition and standard contamination informative.

Highways: No objection. '*The applicant would be reminded that WSCC parking standards dictate that car parking space dimensions should be 2.4 by 4.8 metres. The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface water running onto the public highway. Further to our conversation, the footpath is not classified on our system as a public right of way and would not from part of the publicly maintainable highway. Given the low volume of pedestrian movements expected to be associated with this site no concerns would be raised.*'

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The proposed car parking area involves the loss of shrubbery and lawn to the front of this building and the footpath outside the site. This footpath is not publicly maintainable and only serves the front of this building. A small area of lawn along the front of the building will be retained and a small area of soft

landscaping to the left side and in front of the main entrance is to be retained. This is adequate soft landscaping in this industrial location.

Highways has confirmed that the loss of the footpath is not significant in this case as it carries little pedestrian traffic. The Highway Authority believes the path to be in the ownership of the applicant and subject to the use of a bound material for the surface and adequate drainage to avoid surface water spilling out on to the carriageway they have no objection to the application.

The Environment Agency has not objected to the proposal subject to the use of a permeable surface material. A condition requiring details to be submitted is recommended.

RECOMMENDATION

Grant subject to conditions.

1. 3 years
2. Approved Plans
3. Details of alternative surface material
4. Details of surface water drainage
5. Contamination watch

3 Informatives – one from the Environment Agency, one to deal with potential contamination and one requiring the applicant to contact WSCC regarding alterations to the public highway prior to works commencing.

REASONS FOR RECOMMENDATION:

Subject to compliance with conditions the proposed development can take place without detracting from the existing local urban environment, highway safety or neighbouring amenity and without harm to the Teville Stream environment. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (RES7, RES9, H18, TR9), Policies 15 and 16 of the Core Strategy and the South East Plan (CC1, CC6, BE1, T4).

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... [redacted] .....Date.....17/8/11.....

Authorising Officer sign..... [redacted] .....Date.....17/8/11.....