Development Management – Delegated Officer Report

Application Number: AWDM/1258/24 Recommendation: Approve

Site: 46 Dolphin Road, Shoreham-by-sea

Proposal: External alterations to existing commercial buildings, predominantly to south portion (office block) of building 3, including retrofitting of EWI and flat roof insulation to this part and new cladding. Replacement roof to building 2. Application to Vary Condition No. 1 of AWDM/0536/24. Amendment: Design changes, minor changes to elevational treatment, removal of reference to 'PRODUCT DATA SHEET ROCKPANEL WOODS' as an alternative product is to be used.

Date of Site Visit: 2 May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to an industrial building occupied by Infinity Foods on the Dolphin Road industrial estate. The site comprises 3no. warehouse buildings. The main warehouse building runs north-south and has an office portion at the front (south) (Building 3) which is a 1950's style concrete frame with infill panels and regular glazing. Buildings 1 and 2 are smaller warehouses located to the north west.

Planning permission was granted under application reference AWDM/0536/24 for the following changes:

Building 3:

• External wall insulation with cladding system - it is proposed to use Rockpanel wood effect boards
• New external doors to aid access and circulation
• Roof terrace area created in the interior courtyard of first floor
• Existing recess to be brought flush to aid efficiency measures
• Brise Soleil to shade the south facing first floor windows
• New signage and lighting to south elevation to state 'Infinity Foods'
• Large rooflight over 'canteen' area (to east side)

Building 2:

• Replacement roof with different rooflight arrangement (north facing rooflights only)
• South facing windows of warehouse to be infilled to reduce solar gain

This application seeks approval to amend the cladding details as Rockpanel wood effect boards are no longer proposed to be used. Instead, it is proposed to use Kingspan composite cladding panels in a leaf green finish for the side walls and around the edge of the front of Building 3, with wood effect metal cladding on the main part of the frontage and part of the sides.

Planning History:

AWDM/0585/12 - Change of use from B2 (Industrial) to B8 (warehouse and distribution) together with part demolition of front ancillary office building to provide new servicing area including alterations to existing access and provision of new vehicular exit, and 2.4m high perimeter fence and gates – approved

AWDM/1715/19 - External alterations including new window to west elevation, replacement windows to south elevation, alteration to ground floor south elevation window, replacement timber cladding with timber infill panel, new security gate and fence and relocation of sign - approved

AWDM/0536/24 - External alterations to existing commercial buildings, predominantly to south portion (office block) of building 3, including retrofitting of EWI and flat roof insulation to this part and new cladding. Replacement roof to building 2 - approved

Consultations:

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 4, 11, 15, 25, 28
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The site lies within an area identified for industrial use in the Adur Local Plan. Improvements and upgrades to meet modern business standards will be supported and encouraged.

Visual amenity

The change to the cladding will result in a more colourful finish than the timber effect finish proposed for the whole building previously approved. However, the proposed green cladding will upgrade the appearance of the building and, together with the timber effect cladding to the front and part of the side elevations, will be an improvement. The colour scheme follows the branding for Infinity Foods.

The signage is to be the subject of a separate application for advertisement consent.

Residential amenity

No dwellings are considered to be affected by this development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of planning permission reference AWDM/0536/24.
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: 5 November 2024

Authorised by: Louise Prew Date: 06/11/2024