Development Management - Delegated Officer Report

Application Number: AWDM/1420/21 Recommendation – Approve

Site: 57 - 60 Dolphin Road, Shoreham-By-Sea

Proposal: Variation of Condition 1 (plans) of approved AWDM/0318/21 for provision of an additional 4 ground floor fire doors, relocation of external staircase, amendment to first floor opening to serve roof terrace and increase in floor area of canteen and mezzanine, relocation of approved vent extracts

Date of site visit: 10 February 2021 in connection with AWDM/0126/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a block of two storey units (Units 6-9) at the eastern end of the Dolphin Road Business Park that are occupied by the food producers 'Higgidy'. They are aligned north-south with the ground floor predominantly used for food production and the first floor used for ancillary purposes, including offices and staff facilities (canteen etc).

Permission was granted earlier this year for:

Single storey rear (east) extension to existing food manufacturing facility, including first floor roof terrace, external staircase and cage lift at southern end, new first floor door openings to serve proposed terrace, relocation and extension of vent extracts (AWDM/0318/21).

The application seeks to make minor amendments to the approved plans comprising the following:

- Proposed insertion of an additional 3 personnel fire doors in the rear (east) facing elevation of the proposed single storey extension;
- Proposed insertion of 1 personnel fire door in the side (south) facing elevation of the single storey extension;
- Proposed relocation of approved external staircase serving first floor terrace from side (south) elevation to east (rear) elevation in lieu of requirement for new fire door in the south (side) facing elevation;
- Proposed increase in width of first floor door openings in rear (east) elevation on to terrace; and
- Proposed amendment to vent extract to be relocated through roof void of new extension to east elevation

Relevant Planning History

Numerous applications, including AWDM/0318/21 referred to above.

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The proposal will allow for an increase in production and therefore an increase in traffic movements. A technical transport note (Ref: i-Transport 19.03.21) has been submitted in support of the application and has been considered within Planning Application AWDM/0126/21. Therefore no objections in relation to traffic generation are raised.
Condition CMP and Travel Plan

The revised proposals result in a minor increase in floor area above the consented scheme but the proposals are not considered to have a greater impact above and beyond the already consented scheme (AWDM/0318/21). Therefore WSCC as Highway Authority has no objections to planning application AWDM/1420/21.

Adur and Worthing Councils: The **Environmental Health** Officer has no objection

Network Rail: No objections

Southern Water: It appears that the developer is intending to build close-to a public combined sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; *Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers*.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

Policy 25 recognises the Dolphin Road Industrial Estate as a protected employment site where proposed conversions to uses other than employment (B1, B2 and B8 of the Use Classes Order) will be resisted. The upgrading of existing employment sites and buildings will be supported.

This proposal fully accords with the aims of Policy 25.

Visual amenity

The extension is to the rear (east) of the existing main Higgidy business premises and the depth of the extension is the maximum possible due to the constraints of an underground water tank.

The site is visible from the estate roads and from outside the site to the north, where there are playing fields. The existing rear elevation of the buildings comprises a blank brick wall and the proposed green coloured profile sheeting would be a different material to that found on the buildings currently. However, profiled sheeting (grey) can be found on units further east and it is not considered that substantial visual harm will arise from this development.

The proposed amendments are minor in nature and do not cause any concerns over impact on visual amenity.

Residential amenity

There are no residential properties in close proximity to the site. The nearest houses are around 90m away. Higgidy currently operates for 24 hours a day and there have been no known noise complaints about the business. It is not considered that the proposed extension will cause any adverse amenity impacts and it is noted that the EHO has no objection.

The proposed amendments are minor in nature and do not cause any concerns over impact on residential amenity.

Parking and Access

The supporting documents state that the proposed additional floor area would not impact on the access, parking and turning arrangements of the main Higgidy operation and no material increase in staff numbers is anticipated as a result of this extension.

There were no highway objections to the original proposal but a Travel Plan was recommended.

The proposed amendments are minor in nature and do not impact on parking or access arrangements.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. CMP
5. Travel Plan
6. Protect public sewer

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: 24 August 2021
Authorised by:	Gary Peck	Date: 24 August 2021