exp 13/11

Development Control – Delegated Officer Report

Application Number: ADC/0579/07 Recommendation – APPROVE

Site: **26 Dolphin Road, Shoreham-by-Sea BN43 6PB**

Proposal: **Application for approval of reserved matters (details of scale, external appearance and landscaping) of ADC/0041/07 for redevelopment with 10 class B1,B2 and B8 units with 52 parking spaces**

The Application

This application is for approval of the details of the development granted outline planning permission by the Committee. The permission was issued on 18 April 2007, following the completion of a section 106 Obligation requiring a TAD payment. The outline application included illustrative elevations which are the same as those now submitted. The layout and access details were approved as part of the outline permission.

The proposal as already permitted is to demolish the existing factory (1,341sqm) and erect a block of 10 units for mixed Class B1 'business', B2 'general industrial' and B8 'storage and distribution' uses. The total floorspace would be 1,891sqm, comprising 5 units of 155sqm, 4 of 203sqm and one of 302sqm. The existing frontage to Dolphin Road would be reconfigured to provide a landscaped area with 4 parking spaces, retaining the westernmost access but closing the eastern one and improving the radius on the west side of the Dolphin Way junction. The 10 units would be built along the western side of the site with their loading doors on the eastern side, in front of which would be access, parking and loading areas off the west side of Dolphin Way. Total car parking provision would be 52 spaces. Parking for cycles and bin stores are also shown.

Consultations and Representations

[NB. see previous application for consultees replies]

Third Parties: No comments received.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE1, NE5, ERA1, ERA5, DEV1, DEV4-5
Adur District Local Plan 1993-2006 (ADC 1996): AG1, AE2, AE4
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 & ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG4 'Industrial and Commercial Development and Small Firms' (DoE 1992)
PPG13 ' Transport' (DTLR 2001)

PPS24 'Planning and Pollution Control' (ODPM 2005)

Planning Assessment

Policies

The development has already been permitted as it is within the Dolphin Road industrial area which is specifically identified for business, industrial and storage use in the Local Plan (AE2 & AE4).

Access and parking

These details were permitted as part of the outline application.

Visual amenity

The elevational plans show design and materials similar to that of units erected in the last few years at Evershed Way (30/40 Dolphin Road) further east. They are the same as those illustrative plans which accompanied the outline application and are considered entirely appropriate for this site.

The landscaping details shown are also appropriate.

Sustainable energy and resource efficient buildings

The Adur Core Strategy has been withdrawn and consequently its policies (requiring developments of over 1,000sqm floorspace to provide a minimum of 10% of their energy requirements from on-site renewable energy generation and measures to ensure new buildings achieve efficient environmental performance) no longer exist.

Recommendation

APPROVAL *of reserved matters*

Reason:-

1PA (amended) .....of the Adur District Local Plan (AG1, AE2, AE4) and the West Sussex Structure Plan (CH1, ERA1, DEV1, DEV4-5).

No conditions

Case Officer.....PEThom..... Date..1/11/07..