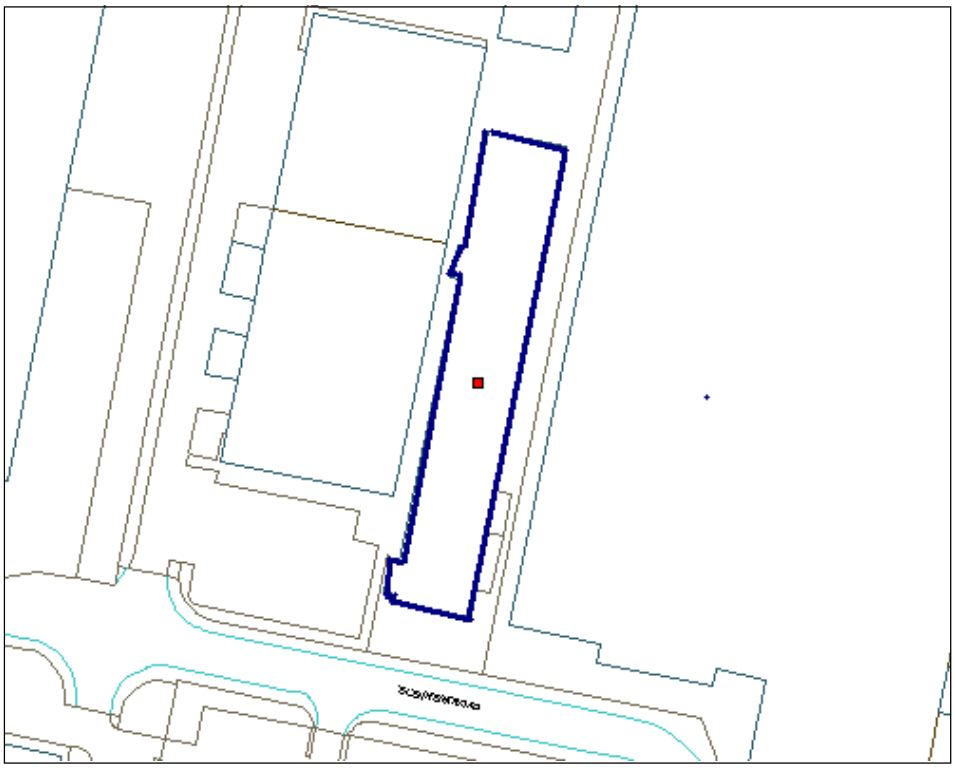
Application Number: AWDM/0095/14 **Recommendation – APPROVE**

Site: **50 Blenheim Road, Lancing Business Park, Lancing**

Proposal: **Demolition of existing store building (B8 use) and replacement with new building for storage and distribution use (B8)**

Applicant: Mr J P Blundell Ward: Churchill
Case Officer: Gary Peck



Not to Scale

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Proposal, Site and Surroundings

This application seeks full planning permission for the demolition of an old store building and its replacement with a new building for storage and distribution usage (B8). It is stated in the supporting information that the building would be used by Manhattan Furniture for Kitchens whose main manufacturing works are located immediately to the east. The current freehold owner of the site would carry out the demolition and

rebuilding works and Manhattan would lease the building once completed. Supporting information states that their requirement for expansion of their facilities is 'urgent'.

The new building would have a larger footprint than the existing (1,820 sq metres compared to 1,182 sq metres) but a smaller floor area since the existing building has a first floor which is not required for the new building – the new floor area would be 1,723 sq metres compared to the existing of 1,830 sq metres.

The increase in building footprint would be achieved by infilling the site between the existing Relocation Centre building to the west and the eastern boundary, slightly extending the footprint toward Blenheim Road to the south, and by a greater amount to the rear of the site to the north. Parking and loading provision are unaffected by the proposal however.

The building would increase in height by just over a metre to the apex of the roof and about 2 metres to the eaves given that the new building will have a slightly different pitch to the existing, which will instead match the Relocation Centre to the west. The ridge level of the new building would be 16.88 metres compared to the adjacent Relocation Centre which is 20.16 metres (despite having the same pitch as the proposed building, it is wider hence is taller).

The application site is located on the northern side of Blenheim Road which sits towards the south east part of the Business Park. The site is therefore surrounded by a range of industrial uses.

Relevant Planning History

There is no planning history considered directly relevant to the application.

Consultations

West Sussex County Council:

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has been consulted on the proposed demolition of an existing storage building and the construction of a replacement facility in an established business park.

In reviewing the application it is apparent that, in floor area terms, the new development is a like for like proposal with a slight reduction in size from the existing accommodation. It is anticipated that there will be an increase from 5 full time equivalent employees to 7. It is not anticipated that the development would lead to a significant intensification in traffic that could already be generated by the site.

No alterations to the access arrangements are proposed; a review of the accident database indicates that 1 serious accident has been recorded in the vicinity of the access relating to a collision between a cyclist and motorcyclist. However, it was noted

that the causation factor was not associated to a defect to the highway but as a result of driver error. No alterations are proposed to the existing parking provision.

It is not considered that the development would result in a detrimental impact on the safety or service of the highway network. No objection is raised to the proposal subject to a Construction Management Plan condition.

The ***Environmental Health*** officer advises that there are no adverse comments subject to the imposition of the precautionary land contamination condition and an informative regarding the demolition works.

Any further comments will be reported verbally at the meeting.

Representations

None received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4

National Planning Policy Framework (CLG 2012)

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations;

and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The policy provisions of the Adur Local Plan support business use within the Lancing Business Park and policy AE4 supports mixed developments within B1, B2 & B8 uses. Given that the site already appears to be used for B8 use and will be in association with the immediately neighbouring user to the east, it is not considered there are any policy concerns arising from the application.

The site is located within the south eastern part of the Business Park where there are a number of other similar buildings, and because of the significantly narrower frontage of the site compared to the buildings either side, it has a limited visual impact at present. It

is apparent that the existing building is becoming in need of replacement, certainly it is rather dated compared to surrounding buildings and because of its current form probably unable to meet the requirements of modern business needs. Its replacement would therefore be likely to improve the visual appearance of the area since the new building would be of a similar design to the building to the west, albeit on a smaller and narrower plot. While it would be taller and a little bulkier than the existing, it would still appear subservient to the neighbouring buildings. The main increase in footprint to the rear can be accommodated without detriment given the existing Manhattan building to the east extends somewhat deeper into its own plot at present.

Given that the works will be carried out by the freeholder, who occupies the Relocation Centre building to the west and occupied by Manhattan who already occupy the building to the east, the new building appears likely to meet the business requirements of the latter company who it is described in the supporting information, urgently require additional space.

In conclusion, therefore, it appears that the application represents a welcome opportunity to provide a new more purpose building to serve the needs of an existing user on the Business Park.

Recommendation

To **GRANT** planning permission subject to the following conditions:

1. Standard 3 year time limit
2. Materials to be agreed
3. Permission relates to the following approved plans
4. Construction Management Plan
5. Land contamination
6. Restriction to B8 use

Informative:
The applicant will need to apply to Environmental Health for a demolition notice under the Building Act 1984 prior to any demolition works.

3rd March 2014