Expiry Date - 16/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0225/12 **Recommendation – APPROVE**

Site: **Unit 1 Rectory Farm Road Sompting Lancing**

Proposal: **Permanent relaxation of Condition 3 of S/103/71 to extend working hours to 5.30am-7.30pm Monday-Friday (instead of 8am-6pm) with Saturday working remaining at 8am-1pm**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large warehouse building on the Rectory Farm Road industrial estate. It sits at the eastern end of the site close to the entrance. There is a block of flats (Millfield) 30m to the east and dwellings in Rectory Farm Road 28m to the south.

This application proposes to extend the working hours at the unit in order to make it more attractive to potential tenants.

The current working hours are 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Units 2A and 3 have been granted 24 hour working, except for loading and unloading of goods vehicles, and this application is seeking to extend the permitted working hours on Unit 1 to enable a 5.30am start and 7pm finish Monday – Friday (but retaining the existing Saturday hours and loading hours restrictions).

Relevant Planning History

AWDM/0546/11 – permission granted for temporary relaxation of hours of working condition along the lines currently proposed at Unit 1

Consultations

Adur District Council: The Environmental Health Officer's comments were not received

Sompting Parish Council: Not received

Representations

Relevant Planning Policies and Guidance

Expiry Date - 16/04/2012

South East Plan: SCT1-4
Adur District Local Plan (saved policies): AG1, AE16
PPS4 'Planning for Sustainable Economic Growth' (DCLG 2009)
Draft National Planning Policy Framework (NPPF) (DCLG 2011)

Planning Assessment

Principle

The site comprises a small warehouse/business estate within a residential area. Unlike the main industrial areas within the District it is not specifically identified for such use in the Local Plan. Policy AE16 enables the alteration or improvement of existing business premises which are required to improve the efficiency of the existing business providing on site parking arrangements and access to the highway are acceptable and there are no significant adverse effects on the amenity of nearby residents.

Visual amenity

The proposal does not involve any external alterations to the building.

Residential amenity

The site is about 28m from the nearest residential properties which is further than Unit 2A to the west which is only 14m from the rear of Dankton Gardens.

While an extension in working hours has the potential to have some impact on neighbouring properties, it is considered that provided there is adequate control over the nature of the work that is carried out between 5.30am and 8am, and provided no loading or goods vehicle movements are carried out until 8am, the proposed extension to the hours should not result in serious disturbance. In order to fully assess the impact, a temporary permission only would normally be granted. However, the applicants are seeking a permanent permission and have referred to the permanent relaxation of the condition relating to the hours of working at Unit 3 which was approved in November 2009 (ADC/0314/09). They also wish to have a permanent permission in order to encourage potential occupiers who would prefer more certainty in the long term.

It is not considered that the proposed extension of working hours should result in disturbance to neighbouring residents as the type of activity carried out between 5.30am and 8am will be largely office-based and will not involve the operation of machinery or movement of vehicles. A permanent permission is therefore justified in the light of the approved hours at Unit 3.

Accessibility and parking

The proposal will not affect the existing parking and access arrangements at the site.

Recommendation

APPROVE for the reason:-

Having regard to the desirability of encouraging occupation of this vacant building in the interests of regenerating the local economy as provided for in policies SCT1-4 of the South East Plan, it is considered appropriate to grant permission, but on a restrictive basis because of the need to protect the residential amenities of nearby flats and houses, taking account of policies AG1 and AE16 of the Adur District Local Plan.

Subject to Conditions:-

1. No loading, unloading or manoeuvring (including arrival/departure) of goods vehicles shall take place on the site outside the hours of 8am-6pm Monday-Friday inclusive and 8am-1pm on Saturdays and at no time on Sundays or Public Holidays.
   Reason - In the interests of residential amenity having regard to policies AG1 and AE16 of the Adur District Local Plan.
2. No industrial process (including sorting and packing) shall take place on the premises except between the hours of 8am-6pm Monday-Friday inclusive and 8am-1pm on Saturdays and at no time on Sundays or Public Holidays.
   Reason - In the interests of residential amenity having regard to policies AG1 and AE16 of the Adur District Local Plan.
3. This permission relates to the following approved plan date received 20 February 2012:
   Drawing No. SM RF 01 LOC 01 (Location Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Is recommendation contrary to any representations? N

Case Officer signed: [redacted] Date: 26/3/12

Authorised and signed by: [redacted] Date: 26/3/12