Development Management – Delegated Officer Report

Application Number: AWDM/0536/24 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.

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.

It is proposed to make 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

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

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 alterations are generally minor changes which will not have a material impact on the building. The proposed cladding will upgrade the appearance of the building and will be an improvement. The proposed staff roof terrace is hidden from public view and will not have an adverse impact.

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. Standard 3 year time limit
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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 11 July 2024

Authorised by: Gary Peck Date: 11 July 2024