

Development Management - Delegated Officer Report

Application Number: AWDM/1412/25

Recommendation – Approve

Site: Powel Buildings, 4 Commerce Way, Lancing Business Park, Sompting

Proposal: External alterations due to structural issues

Date of site visit: 20 November 2025

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached single storey flat roofed building in Commerce Way. It has an office use. Part of the building recently collapsed and the application proposes a rebuild incorporating minor amendments to the design and layout. There are no changes to the height or footprint.

The changes include moving the entrance door on the east elevation to the front, removing a number of narrow brick sections and installation of new glazing to the front and rear, plus new grey cladding beneath the windows.

Relevant Planning History

L/287/77 - planning permission was granted for a new office block

Consultations

Sompting Parish Council: Support

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15 and 25
National Planning Policy Framework (December 2024)

Planning Assessment

The proposal involves upgrading the existing commercial stock located within the Lancing Business and can be supported in principle.

The alterations are minor and will arguably improve the appearance of this utilitarian office building within the established industrial estate. It will not have an adverse impact on any adjoining units.

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 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: 8 December 2025

Authorised by: Louise Prew

Date: 9/12/2025