Development Control – Delegated Officer Report

Application Number: AWDM/0376/20 **Recommendation: APPROVE**

Site: **Grange Press, Butts Road, Southwick, BN42 4EJ**

Proposal: **Non-material amendment to approved AWDM/1698/19 to reposition entrance door on west elevation.**

Date of site visit: 08.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is situated on the north side of Butts Road in Southwick on a corner site with Grange Road. The railway line is to the rear (north) of the site and a viaduct to the north west of the site which crosses Grange Road.

The building is a large office/industrial building of 3 storeys with a single storey addition to the east of the building with ancient lights roofs. The car park for the building is to the west of the building and vehicular access to the site is directly to the west of the building off of Butts Road.

To the east are several 4 storey blocks of flats; opposite is a 6 storey block of flats; and to the west are several 3 and 4 and 6 storey blocks of flats. There are also several office/industrial buildings within the locality.

Proposal

The proposal seeks a non-material amendment to an earlier planning permission. The change to that permission will entail the positioning of the new entrance door further to the north on the west elevation than approved.

The new entrance door will be exactly the same as that previously approved i.e. fully glazed double doors and wing side lights. The new doors will be used for the entrance for public access into the building. A ramp will be put in place directly outside of the double doors for disabled access.

Relevant Planning History:

AWDM/1698/19 Alterations to west elevation to form new accessible public entrance including blocking up or roller shutter door. **Approved 02.12.2019**

Previous Consultations:

Network Rail: No objections to the proposal.

WSCC Highways: This proposal does not include alterations to the existing vehicular access and parking arrangements therefore we would not raise a highway safety concern.

Environmental Health: Recommend the following condition if the proposed works are to break ground. Through historical maps, the premises are on contaminated land. Therefore:-

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

(1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 1, 15

National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to remove old windows and doors and to instate new windows and doors. The key issues are the effects on the existing nearby residential properties, together with the visual amenities of the locality

Visual and Residential Amenity

The locality comprises large cluster of blocks, mainly within residential use, but some within commercial use. The blocks generally are of a very similar design to one another, with very few modifications.

The removal and change of windows/doors on the west elevation of this commercial building will not compromise the particular elevation of the building, but will provide a lifting of the design and a point of entry for pedestrian users, including wheelchair users. It will in fact complement the block building.

It is not considered that the change to the earlier permission will affect the existing residential amenities of the occupiers of the nearby residential properties or compromise the visual amenities of the area.

As no groundworks are proposed, a precautionary contaminated land informative will suffice.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative

1. Approved without amendment
2. Precautionary land contamination

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 19.03.2020

Authorised by: Peter Barnett Date: 23 March 2020