Expiry: 24/8

Development Control – Delegated Officer Report

Application Number: AWDM/0952/23 Recommendation – APPROVE

Site: Unit 14 Hazelwood Trading Estate Hazelwood Close Worthing West Sussex BN14 8NP

Proposal: Replacement of existing metal cladding including new trims. Replacement of existing roller shutter doors with new insulated lathed roller shutter doors. Replacement of existing 'front' door to the offices with a new aluminium front door. Redecoration of existing windows and Means of Escape doors. Removal of canopy over the office front door.

Date of site visit: 25.07.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on Hazlewood Road, within the Hazlewood Trading Estate in East Worthing, identified as a key industrial estate within the Worthing Local Plan. The application relates to Unit 14 located at the end of Hazlewood Road. The unit comprises of steel framed industrial buildings previously with brick, render and cladding to the external elevations and corrugated sheet roofing. Doors and windows were previously white UPVC.

The units are surrounded by other industrial buildings to the north, east, south and west. There are terraced houses further afield and separated by other industrial units, and parking areas.

The units are not within a conservation area, are not listed buildings and there are no protected trees on site.

Proposal

Retrospective planning permission is sought for over-cladding of the buildings and replacement doors, windows and roller doors.

The east elevation and part north elevation of the unit has been over-clad in vertical profiled built up cladding in Goosewing Grey with new corner trims in Anthracite. The existing window and doors have been redecorated, with trims to the openings in Anthracite.

The roller shutter doors have been replaced with new insulated, lathed roller shutter doors in Anthracite.

Relevant Planning History:

AWDM/0215/18 - Over-roofing of light industrial units including terrace of four plus one stand-alone incorporating slight increase in roof height to each unit (Units 9, 14, 15, 16 and 17) - Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan:
DM5 (Quality of the Built Environment)
DM11 (Protecting and Enhancing Employment Sites)

Planning Assessment

There is no objection in principle to the upgrading of existing industrial buildings providing that the proposed development causes no adverse impact to the visual amenities of the area or the occupants of neighbouring buildings.

Visual Amenity

The surrounding area comprises predominantly of industrial units, many of which have been refurbished in a similar manner to that carried out under this application including the neighbouring units at PSC Global. The unit is viewed only in context with the surrounding industrial estate.

The external elevations of the units were tired and deteriorating and the over-cladding of the front elevation with new roller shutter doors, contrasting trims, and redecoration of existing door/windows on the other elevations, has significantly improved the appearance of these buildings. The materials and colours of ‘RAL 7016’ and ‘RAL 7038’ are in keeping with other recently renovated buildings within the industrial estate and do not adversely affect the character of the area.

The works result in an enhancement of the units and the wider area and do not have any adverse impact on the visual amenities of the locality.

Residential Amenity

There are no residential properties affected by the proposed works. The nearest residential property is approximately 75m to the west of unit 14 but is separated by further industrial units, a parking area, fence and path. The works do not enlarge the buildings but have improved their external appearance, thereby enhancing the outlook for neighbours. No additional or enlarged openings have been added to the south

elevation of the closest units and there is no detrimental impact on residential amenity as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1 - Drawing Numbers - retrospective

Informative

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.

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

Case Officer: **Finlay Gardner** **Date: 01/09/23**

Authorised by: Jo Morin **Date:** 11.09.2023