Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1480/12

Site: **Unit 9 Wayside, 7 Commerce Way, Lancing Business Park Sompting, West Sussex, BN15 8SW**

Proposal: **Personnel door to unit 9/5 (retrospective)**

Date of site visit: 3 January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an industrial unit at the western end of Commerce Way, adjacent to St Peter's Place. The unit is in the process of being subdivided into 5 smaller units and the door, which has already been installed, is in the southern elevation of Unit 9/5.

The door is required to meet Building Regulations and disabled access requirements.

Relevant site history

AWDM/1076/12 - Proposed subdivision into 5 B2 Industrial units (application for Lawful Development Certificate) – Approved October 2012

Consultations

Sompting Parish Council: Not received

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises a minor alteration to an industrial unit on an established industrial estate. The relevant issue is the effect on the character and appearance of the building and its surroundings.

Visual amenity

The door has little visual impact on the building or its surroundings.

Residential amenity

There are no residential dwellings affected by this proposal

Recommendation

APPROVE for the reason:-

The development is within the built-up area and would help facilitate the provision of additional employment opportunities and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2, AE4) or the policies of the South East Plan (SCT1, SCT2, SCT3, SCT4)

Subject to Conditions:-

1. Permission relates to approved plans

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: Peter Barnett Date: 10 January 2013

Authorised by: Gary Peck Date: 10 January 2013