Development Management - Delegated Officer Report

Application Number: AWDM/2038/20 Recommendation – Approve

Site: Unit 7, Malthouse Trading Estate, Brighton Road Shoreham-By-Sea

Proposal: Proposed 4no. A-Frame racking units

Date of site visit: Not visited, assessed using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an industrial warehouse on Brighton Road, occupied by City Plumbing Supplies, a plumber's merchant. It is proposed to erect 4 x A-Frame racking units in the north east corner of the site, adjacent to the front of the building and the railway embankment.

Each frame is 4m high and 2.7m wide and the frames are to be positioned together in an L-shape.

Relevant Planning History

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 4, 15, 25, 34
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises alterations to the existing industrial stock located within the built up area and within an industrial estate. Policy 25 of the Local Plan supports the upgrading of existing employment sites and buildings within employment sites such as this. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The frames are to be located towards the rear of the forecourt, furthest from the road and set against the backdrop of the railway embankment. Google Street View shows that the forecourt currently contains some stacked and ground level storage and the proposed frames will help to tidy up the forecourt and provide a more formal storage arrangement. At 4m high the frames are not considered to be excessively tall and they will not have a significant visual impact, being screened by the existing buildings and the front boundary wall to a large extent. It does not appear as though any parking spaces will be lost as a result of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 5 January 2021

Authorised by: Gary Peck Date: 5 January 2021