Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1583/16

Site: **Unit 17 Winston Business Centre 43 Chartwell Road**

Proposal: **New air conditioning plant and compound, relocation of 5 no. condenser units within new compound**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a free standing air conditioning plant and compound with palisade fencing, placed on an existing surface parking space in front of the unit (full details shown on the submitted drawings).

The application property is a commercial unit on a business park in Lancing.

Relevant Planning History
None

Consultations (summarised)
West Sussex Highway Authority: *The proposal for new air conditioning plant and compound will take away one car parking space from the site. The unit is accessed via private access road which joins with the unclassified Chartwell Road. It should be ensured that existing parking bays are of sufficient width (2.4 m) as per guidance set out in Manual for Streets. This will ensure that the adjacent car parking space can be accessed. The proposals do not raise any highway safety concerns, the LPA may wish to consider the loss of the parking space from an amenity point of view.*

Representations (summarised)
Unit 18, Winston Business Centre, 43 Chartwell Road: *Do not appear to have received notification regarding this development but handed a copy by unit 16. First problem is compound looks like it will enclose or impede access to 2 x drain covers. Second problem is if cage is built right up to parking boundary line, this will impede opening car doors or parking vans in the next day. Parking bays always work on the principle that a car does not sit right on the line. Otherwise cars would touch and human entry/exit would be impossible. Therefore the cage should not sit right on the line. The reason for moving the compound is that the current compound impedes a parking space. Please do not replace one impedance with another one.*

2nd consultation:
Unit 18, Winston Business Centre, 43 Chartwell Road: *the plan is very faint and cannot fully ascertain whether there has been any amendment due to my previous comments*

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7
Adur Local Plan 2016 (Submission) Policies: 2, 15, 26, 29

Planning Assessment

Principle

Upgrading of commercial premises is acceptable in principle.

Visual amenity

The compound would be overtly industrial in its appearance. However when viewed against the existing backdrop of functional industrial buildings, it would not be harmful visually.

Business amenity

The air conditioning units are of a specification that would not generate undue noise or disturbance on the operations of adjoining businesses.

Parking and Accessibility

Chartwell Road has very limited on-street parking opportunities. This is typical of the entire industrial estate. Parking provision in Winston Business Centre itself is limited.

The loss of the parking space is therefore regrettable. However, the applicant's control of the land extends only to the front of the property. The existing condensing units are outside of their leasehold.

However the site is unmanned requiring attendance only for maintenance. The single bay that will remain available is adequate to serve the applicant's parking needs.

Although still located at the front, the proposed compound has been relocated to provide additional tolerance to the neighbouring parking bay. This will ensure the parking bay will continue to be available for the adjoining business to use.

No material loss of amenity would result from the proposed parking arrangement.

Recommendation

APPROVE

Subject to the following conditions:-

1. Approved Plans
2. Standard time limit
3. Parking space retained for parking only

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Y

Case Officer signed: Matthew Porter Date: 12-12-2016

Authorised and signed by: Peter Barnett Date: 12 December 2016