Development Control – Delegated Officer Report

Application Number: AWDM/1577/18 Recommendation – Approve

Site: 21 Commerce Way, Lancing Business Park, Sompting, BN15 8TA

Proposal: Removal of existing warehouse roof and vertical cladding. To be replaced in new composite cladding sheets incorporating insulation. New proprietary gutter lining system or replacement gutters on outside edge of building elevations. Replacement F.A.I.R.S. (factory assembled insulated rooflights) and matching trim section to all appropriate locations.

Date of site visit: 15.11.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The industrial building is within an existing business park with other industrial buildings of differing designs and sizes. No. 21 lies on the east side of Commerce Way, approx. 150m distant from the junction with Western Road to the south west.

The building is brick faced and has an Asymmetrical roof and a single storey flat roof section to the side. It has a wide roller shutter door to the front elevation. The building goes fairly deep back into the site, and is quite wide on the site. Indeed it fills most of the site. An aerial view shows it to appear to be in several sections, with a widespan roof of 3no. shallow pitched roof sections for the front being approx. 2/3rd back and 3no.higher shallow roof sections at the rear 1/3rd.

The proposal seeks permission to replace the existing rooflights and roof and vertical cladding. The new rooflights will be energy saver composite panel **rooflights** which are triple skin factory assembled insulating **rooflights** (**FAIRs**) for composite roofs which are manufactured from GRP. It is said that they offer the best quality diffused natural daylight, thermal performance and a ready-to-fit convenience for wide-span buildings. These will go into the newly clad roof along the sides and on the top.

There will be the same number of rooflights on the roof, and there will be no change to the existing windows within the external elevations.

The existing asbestos cement corrugated sheet roof material will be removed and changed to proprietary composite cladding panels and the plans indicate that there should be a 15mm reduction in the height of the roof. The vertical cladding will be of the same material

Relevant Planning History: None

Consultations:
Environmental Health: Potentially contaminated land – Full Condition

Representations: Sompting Parish Council:
Customer made comments in support of the application

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the visual amenities of the locality, together with the character of the area.

Visual Amenity

The industrial building is within an existing business park where there are many warehouse type buildings existing of various designs as sizes. Many have cladding or brick or both etc.

The change to the roofing material and the use of the same product for the walls will not be out of keeping with the area. Also the use of new rooflights will be acceptable. Indeed, the existing roofing material needs to be removed because of the asbestos content, and the new windows will be an added insulation factor.

The changes will not materially affect the existing character or visual amenities of the area.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment
2. Precautionary contamination

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

Case Officer: Eve Hearsey Date: 17.12.2018

Authorised by: Peter Barnett Date: 17 December 2018