Expiry: 15/8

Development Management - Delegated Officer Report

Application Number: AWDM/0767/24 Recommendation – Grant

Site: Unit 2, 10 Peter Road, Lancing Business Park

Proposal: Change of use to Class B2 car servicing and repairs

Date of site visit: 10/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a single storey mid terraced unit of 3 on the north side of Peter Road just off Commerce Way. The unit is vacant but is believed to have last been used as part of the council depot for B8 storage purposes, along with both adjoining units.

It is a small unit, <100sqm, a blue corrugated building under an asbestos roof with a tall roller shutter door in the south elevation and 3 parking spaces at right angles to the road. Units 1 and 2 share a vehicle access off Peter Road. The floorplan shows a single open space with a WC in the furthest left hand corner.

The site is within Lancing Business Park which is protected for employment uses within the B2 and B8 categories.

The proposed use is for car repairs and car servicing by the applicant only.

Relevant Planning History

L/144/04 – Change of use of small business units to part of Council depot and alterations including fire escape, door and 2 windows on west side.

Consultations

Health: No objection

Highways: No objection

Estates: No response

Representations

None received

Expiry: 15/8

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 4, 9, 25, 28 and 34.
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves the reuse of an industrial unit within Lancing Business Park for B2 purposes and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring units and highway safety.

Employment

Local Plan policy 25 states:

'Where planning permission is required, proposed conversions to uses other than employment (B1, B2 and B8 of the Use Classes Order) in the following employment sites (as shown on the Policies Map) will be resisted:

1. Lancing Business Park'

The proposed use is a B2 use and wholly compliant with policy 25.

Highways: The site has three forecourt parking spaces and the local Highway Authority has no objection to the proposal.

Amenity:

This is an industrial estate where industrial and storage uses are encouraged and predominate. No significant neighbour issues will arise.

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

Expiry: 15/8

permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 30/7/24
Authorised by:	Peter Barnett	Date: 30 July 2024