Expiry 12/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0077/07 **Recommendation – Permit Application**

Site: **14 Chartwell Road Lancing West Sussex BN15 8TU**

Proposal: **Subdivision of industrial building into 2 units with first-floor front extension (one unit for use as joinery workshop and the other unit for a builders store and offices)**

The Application

The site is located within the built up area in the Lancing Business Park, an Industrial area which is specifically identified for business, industrial and storage within the Adur District Local Plan and submission Core Strategy. The building as existing is essentially single storey with a sloping pitched roof, however there is some use currently being made of part of the roof space for changing rooms a store and a W.C. The present use of the building is light industrial and office use, functioning as one unit.

Other industrial buildings surround the site varying in scale and design, to the north and opposite to the east there are larger buildings and to the south is an access drive to smaller units located to the rear (west) of the site. The existing building appears to be of a similar height to the buildings directly adjacent, parking is provided at the front of the building.

Permission is sought to divide the existing building into two units the proposal includes a front first floor extension above an existing ground floor, flat roof addition, to provide additional space at first floor level. The height of the building will not be increased and the extension is 4.1 metres deep and will match the pitch and height of the existing roof. Other external alterations also include the insertion of windows at first floor level to the front (east) elevation.

One unit will be provide accommodation for a property development business which consists of building materials storage and administration/office space. The other unit will accommodate a joinery workshop.

Consultations and Representations

County Planning Transport Services: Advice is given that parking for the uses appears to be slightly in excess of the recommended standards by 2 spaces. Recommend that existing parking, turning, loading and unloading be maintained for the entire site and that secure and covered cycle parking be provided. In addition a condition should be attached requiring a Travel Plan to be submitted and agreed prior to occupation taking place.

Director Of Services: Environmental Health have no objections.

Lancing Parish Council: No objection, subject to approval of Highways Authority on highway issues.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, NE1, NE5, ERA1, ERA5, DEV1, DEV4, DEV5.
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): R1, E1, E2, T1, T3, T4, ENV2, ENV4
Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7, AT12, AE2, AE4
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG4 'Industrial and commercial Development and Small Firms' (DoE 1992)
PPG13 'Transport' (DTLR 2001)

Planning Assessment

Policies

The proposal is acceptable in principle because the site is located within the Lancing Business Park an industrial area which is specifically identified for business, industrial and storage use both in the Local Plan (AE2 and AE4) and submission Core Strategy (E1). E1 proposes the retention and enhancement of existing employment sites in Lancing Business Park. AE2 states that development for purposes within Use Classes B1 and B2 will be granted subject to restriction to B1 for those parts in close proximity to dwellings; to access and parking arrangements being acceptable under AT12; to the design being acceptable in the local environment and to landscaping.

Policy NE1 of the Structure Plan requires sufficient provision to be made for new employment floor space in each District (110,000sqm in Adur for 2001-16). NE5 states that development for business, industry or warehousing should be permitted provided the accommodation is suited to the needs of local businesses and those seeking to relocate from elsewhere and employment land should not be redeveloped for other purposes where it is important in maintaining the supply of premises and jobs in the area and minimising development of greenfield sites. Policy R1 of the Core Strategy promotes economic growth and regeneration. The proposal therefore accords in principle with the policies of both established and new plans and strategies.

Access and Parking

There is an existing access to the site from Chartwell Road and this will remain as existing to serve the two units. The parking to the front of the building will also remain as existing to be used by the occupiers of both units. A condition has been attached to ensure that this parking area is retained for parking, turning, unloading and loading space in connection with the two units at all times. The number of parking spaces provided in relation to this development exceeds the recommended parking standards by 2 spaces. It is however considered in this case that this will be acceptable due to the fact that the parking area already exists for one unit and no additional parking is

proposed. In addition conditions have been attached to ensure that cycle parking is provided at the site and for a Travel Plan to be submitted and agreed prior to occupation of the units. This will promote more sustainable means of travel for employees and therefore comply with Policy AT12 of the Adur District Local Plan and Policies DEV4 and DEV5 of the West Sussex Structure Plan.

Visual Amenity

The external changes to the building are outlined above, it is not considered that the changes will have any adverse impact on the character and appearance of the surrounding area. The building will not increase in height and will be no closer to the highway than existing. The proposal therefore complies with part (b) of Policy AE2 of the Adur District Local Plan.

Residential Amenity

There are no residential properties within close proximity to the site the proposal will therefore have no adverse impact, therefore complying with Policy AE2 of the Adur District Local Plan

Recommendation

APPROVE for reason that :- 2PPii

1.C1Ci (Standard time limit)
2. The existing parking, turning, loading and unloading space on site shall be maintained at all times for the use of both units hereby permitted and shall not be used for any other use than as a parking, turning, loading, unloading area.
Reason: In the interests of Highway safety and to comply with Policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.
3. The units hereby permitted shall not be occupied until provision for cycle parking has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for parking of cycles incidental to the use of the proposed development.
Reason: To ensure adequate provision for parking clear of the highway and to comply with Policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.
4. Prior to occupation of the units hereby permitted a Travel Plan shall be submitted to and approved by the Local Planning Authority.
Reason: To promote sustainable modes of transport and to comply with Policy AT12 of the Adur District Local Plan and Policies DEV4 and DEV5 of the West Sussex Structure Plan.
5. C16B (Use limited to specified use class) B1, B2 and B8

Reason: To retain business and industrial uses within allocated employment areas and to comply with Policy AE2 of the Adur District Local Plan.

Case Officer N Barber Date 23/3/07

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