Application No.: ADC/0637/07 Recommendation – Permit Application

Site: Royal Buildings, Marlborough Road, Lancing, West Sussex

Proposal: Proposed Alterations & Refurbishment

The Application

The application site contains three buildings known as the Royal Buildings containing seven industrial units accessed via Marlborough Road, within the Churchill Industrial Estate of Lancing.

The industrial units were constructed in the early 1980's and included planting a row of conifers along the southern boundary as a means of limiting the noise and visual impacts the development may have on adjoining residential properties (in particular the rear gardens of No.'s 9-17 Western Close). These trees are the subject of a Tree Preservation Order (162/4/82/L).

The applicant now proposes replacement of the profiled steel cladding and glazed entrance frames of the buildings, together with improvements to site features (including modification to the car park and original landscaping arrangements).

Marlborough Road is the main artery of the Churchill Industrial Estate with the site being surrounded by a variety of light and general industrial activities. Directly to the rear of the site area a number of residential dwellings that front onto Western Close.

Consultations and Representations

County Transport Planning Services: Opposed to an earlier version of the application that involved more substantial alterations to the proposed car parking arrangement, including the creation of up to 5 additional car bays and a bollarded cycle/motorcycle parking area, County Highways now advise of no objection to the amended proposal involving simply the creation of one additional bay at the front of Unit 2.

Lancing Parish Council: No comment.

Third Parties: Two representations have been received from residential land owners directly to the rear of the site (No.'s 14 & 15 Western Close), both of which are requesting Council assurance that no openings will be introduced into the southern elevation of the buildings, and ongoing retention (if not improvement) of the vegetation screen located between their rear gardens and the adjoining industrial buildings. A separate application seeking to alter that vegetation has recently been withdrawn by the applicant due to complications associated with replanting the area in question.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, NE5

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AE2, AE4

Planning Assessment

Policies

Structure Plan policies seek to accommodate opportunities for business, industry and warehousing, where they are best suited to the varied needs of local businesses and appropriate activities.

Policy AE2 of the Local Plan states that permission will be granted for the development of land (including changes of use of buildings) for 'B1' and 'B2' business and industrial purposes, except where development proposed is in close proximity to residential areas where the District Planning Authority will require any industrial development to be restricted to a 'B1' use class.

Approvals shall be subject to suitable access and parking arrangements being provided the design of the development being acceptable having regard to local environmental conditions and the submission and approval of a landscaping scheme.

Visual Amenity, Character & Appearance

The principle impact on the visual aspect of the development is the proposed re-cladding. The need for the re-cladding us due to the existing cladding having reached the end of its useful life, in that it is suffering corrosion and degradation of the surface finishes due in part to proximity to the coast.

The new cladding colour is gooswing grey (being a very similar base colour to the existing cladding), with the edges picked out in ocean blue. The cladding material is essentially the same as the existing structure, as are the matching powder coated aluminium glazing screens. These colours and finishes are considered appropriate having regard for the context and surrounding character of the site.

At present the landscaping beds fronting Marlborough Road has a softening impact on the existing street scene. Given the creation of these beds form a condition of the original development approval, their retention as a condition of the current refurbishment is considered appropriate in this instance.

Residential Amenity

The proposal does not involve any expansion or intensification of existing uses hence the application is not expected to result in any additional adverse impacts being experienced by any of the surrounding land uses.

Access & Car Parking

The proposed access and car parking arrangements are acceptable, in that they have been modified in line with the advice County Council Highways.

Recommendation

APPROVE for reason that :- 2PPii (Amended as below)

The proposed development is within the built-up area and would help meet the need for economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2, AE4) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, CH1, ERA1, DEV1, DEV4-5).

1. C1Ci (Standard Time Limit)
2. This permission relates to the amended plan received on the 12th December 2007 except that notwithstanding the details shown on the amended plan, no approval is conferred of the removal of the existing landscaping beds (including the large shrubs) fronting Marlborough Road, and these shall be retained permanently.

   Reason: *In the interests of visual amenity and to comply with policy AE2 of the Adur District Local Plan and LOC1 of the West Sussex Structure Plan.*
3. C18E3 (No openings in the southern walls of the buildings)

Case Officer: ..... Date: 12/12/07