Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1059/13

Site: **Unit 1 16 Peter Road Lancing Business Park**

Proposal: **Single storey extension to front of existing factory workshop to replace existing metal storage containers together with galvanised metal railings and gate**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey flat roof front extension to measure (at max) 3 metres in height, 8 metres in length, and 5.5 metres in width.

The application property is a single storey industrial unit at the end of the cul-de-sac in a business park. The building is brick walled with roller shutter doors and hardstanding.

Relevant Planning History
None

Consultations
Lancing Parish Council: *No objections and Committee was pleased to see a local company investing in their business in Lancing.*

District Environmental Health Contamination officer: *Further to my recent conversation regarding the above application, I am satisfied that the precautionary condition shall suffice. It was also concluded that a site meeting is no longer necessary.*

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AE2, AE4
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of industrial premises in this location is acceptable in principle.

Visual amenity

The proposed extension is sufficiently visually integrated in terms of its scale and form to the existing building. It will be of matching exterior materials.

The new fencing and additional hard standing would not be out of keeping with the industrial surroundings.

The removal of storage containers would be a visual improvement.

Effect on neighbours

The extension would not impinge on the operational activities of surrounding businesses to any harmful degree.

Parking and accessibility

The capacity for the surrounding highway network to accommodate the additional demand generated by the larger premises is limited. However the proposal would provide two on-site parking spaces, so any additional demand would be marginal and unlikely to materially exacerbate on-street parking congestion.

There is sufficient visibility for access to and from the site to negate any danger to highway safety.

Flood risk

The site falls within Flood Zone 2. However the floor level of the extension is shown to be at the same level as the existing building, and will not be used for commerical rather than industrial purposes. Human health would be put at greater risk from this development.

The hardstanding can be made of a permeable/porous construction by way of a planning condition to ensure no exacerbation of flood risk from additional surface water runoff.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional employment provision and 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 'saved' policies of the Adur Local Plan (AG1, AE2, AE4) and the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Precautionary contamination
4. Materials and finishes to match
5. Parking spaces provided prior to occupation and retained
6. Hardstanding to be of permeable/porous construction

Informative

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 permission 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? N

Case Officer signed: Matthew Porter Date: 29-10-2013

Authorised and signed by: Peter Barnett Date: 29 October 2013