expires
22.08.08

Development Control – Delegated Officer Report

Application Number: ADC/0339/08 Recommendation - Permit

Site: **The Scout Association Marlborough Road Lancing West Sussex**

Proposal: **Over-cladding of existing asbestos cladding with metal profile cladding system**

The Application

The application relates to a large industrial premises used for warehousing and storage of equipment for the Scouts Association. The building is located on a 0.4 hectare site within Lancing Business Park, on the south side of Marlborough Road. The building is comprised of a large centrally located warehouse building set back from the main road with parking to the rear, attached to the west side is a three-storey block with front loading bay, and attached to the east-side is a front projecting three-storey office block.

The main warehouse is 8.2m to the apex of the roof with an eaves level of 4.4m. The attached flat-roof office blocks on the east and west sides are 9.2m and 9.8m in height respectively, but appear the same due to difference in ground levels.

The exterior of the existing warehouse building is currently a stock brick up to eaves level with a corrugated asbestos sheet roof, the loading bay 'block' again has a similar height brickwork base and asbestos sheet covered first and second floor elevations, and the main offices have a first and second floor built of brick with a tile hung third floor elevation.

The proposal is to over-clad the whole area currently clad with asbestos sheeting, with coloured metal profiling in the signature colours 'Goosewing grey and Merlin grey'.

The site is adjacent to other industrial buildings within the business park. To the east is the Quoin Estate a series of industrial premises within three buildings, each of which is metal clad. To the north is the Manhattan Furniture Company, a premises made up of older brick built three storey buildings with metal clad trade counter opposite the site. Approval has just been granted for 13 new employment units in 4 blocks on the east of the Manhattan Furniture site (ADC/0191/08) all of which are to be in part metal clad. To the south of the site are residential chalet bungalows in Lancing Park (No's 8 – 12).

Consultations and Representations

Adur District Council: The Environmental Health Officer has no objections.

Lancing Parish Council: No comments.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1.
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AE4.
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AE4 of the Local Plan states that redevelopment of sites subject to this policy will be supported provided they are within Use Classes B1, B2 and B8.

Visual amenity
The proposed re-cladding of the majority of the building will not increase the visible mass of the buildings by such an extent that it would be out of keeping or out of scale for the surrounding business park. The new outer covering would screen from view the existing corrugated asbestos and it is considered this would be a vast improvement on the appearance of the building.

Other surrounding buildings have coated metal sheeting as a cladding material and it is commonplace within the business park. The proposed colouring of the sheeting would not be out of character particularly and it is considered that the overall appearance of the building would be acceptable.

Residential amenity
The proposals would be a vast improvement on what currently exists and due to there not being a significant increase in volume it would not result in any harmful effect on the amenity of the residential dwellings to the south.

Recommendation

APPROVE for reason that :-

1PPi – (AG1, AE4 of the ADLP and LOC1, DEV1 of the WSSP)

1. C1Ci.
2. The cladding hereby approved shall be Corus Colourcoat HPS200 Ultra in colours Merlin Grey (18B25) and Goosewing Grey (10A05)

unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AG1 of the ADLP and DEV1 of the ADLP.*

Case Officer:
Date: 29.7.08

PB 29/7/08