**Development Control – Delegated Officer Report**

**Application Number: ADC/0276/10 Recommendation – APPROVE**

**Site: Unit 1, 56 Dolphin Road, Shoreham-by-Sea BN43 6PB**

**Proposal: 3 ventilation/extraction ducts at rear (west)**

## The Application

The proposal is for 3 galvanised cowled ducts on the rear gable of this industrial unit, all having an overall height of 7.3m above ground level (the ridge height being approx 6.5m). They comprise:-

- 0.71m diameter spray booth duct, projecting 1.2m above the roof;
- 0.2m diameter oven duct, projecting 0.9m above the roof; and
- 0.15m diameter weld area duct, projecting 1.3m above the roof.

The unit has been vacant for 18 months and is proposed to be occupied by Drallim Industries Ltd, trading as Horsell Electrics, to manufacture light fittings.

## Consultations and Representations

***Adur District Council:*** The EHO has no objection, stating that he has visited the site and discussed the operations with the site manager.

***Third Parties:*** No comments received.

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS4 'Planning for Sustainable Economic Growth' (DCLG 2009)
PPS23 'Planning and Pollution Control' (ODPM 2004)

## Planning Assessment

The site is within the established industrial estate being identified for such use in the Local Plan and subject to policies AE2 and AE4. AG1 states that development will normally be permitted subject to it not detracting from the existing local urban environment.

The unit backs onto an extensive yard used for parking recovered vehicles by On-Time Rescue and Recovery, and their premises also extend along the north side of the unit. The units to the south and opposite (east) are also in industrial and storage use.

The nearest dwellings are 70m away, beyond the public open space, in Kingsland Close.

Advice from the Council's EHO is that the proposed ducts would not have an adverse effect on the local environment by reason of pollution or odour. As to their appearance, being at the rear, they would not have any significant visual effect on the local area.

**Recommendation**

APPROVE for the reason:-

2PPii (amended) The proposals would help meet the needs for economic regeneration without resulting in unacceptable detriment to the local environment and would consequently.....ADLP (AG1, AE2, AE4).

Subject to:-

1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   OS Site Map and Drawing No. HEFL01-1 (External view showing proposed external ducting), both date stamped received 4 August 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

Case Officer:..... Date:.....