Expires 14/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0105/08 **Recommendation – Permit Application**

Site: **Unit 1 G3 Business Park Dolphin Road Shoreham-by-Sea**

Proposal: **Additional external windows with internal alterations (including mezzanine floor, offices, kitchen, WCs and meetingroom)**

The Application

The application site is the northernmost unit (Unit 1) of the recently completed G3 Business Park at the eastern end of Dolphin Road, Shoreham. The business park was approved on appeal under SU/168/05/TP and consists of 12 light industrial units classified for B1/B8 use.
This application seeks permission to add a mezzanine floor (174sqm) to Unit 1 and to install an additional 5 windows into its northern elevation and 2 windows into its eastern elevation. Internally, the unit will be divided into ground and mezzanine floor office and meeting rooms on the northern and eastern sides with a double height workshop/storage space in the remaining section. The additional windows will be at ground floor level only with the exception of 2 new windows at first floor level on the northern elevation. There will be no changes to the car parking arrangements or any other alterations to the appearance of the unit.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	Raise no highway objection to the proposal but require a TAD contribution of £2,343 due to the additional floor space.

Third Parties

The resident of No.56 Church Green has objected on the grounds that any windows on the rear elevation of the unit would overlook their property causing a loss of privacy and property value.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, NE1, NE5, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1

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). Policies NE1 and NE5 require the provision of a range of locations, types and sizes of employment premises and sites across the district.

Visual Amenity
The proposed alterations to the external appearance of the unit include the addition of two windows at ground floor level on the rear/east elevation and the addition of ~~four~~ five windows at ground and first floor level on the northern elevation. These windows will be of identical size and finish to the existing and will not disrupt the appearance of the recently completed units.

Residential Amenity
The unit sits on the northern end of a terrace of 10 identical units. To the north the rear elevation of a terrace of four houses sits approximately 32 metres across raised ground, poor quality hedging/trees, and rear gardens. The additional north side windows will offer no overlooking potential. To the east, the side elevation to No.56 Church Green is sited 18 metres across a small parking area and two boundary fences/walls. The resident of this property has objected on the grounds that additional windows on this elevation would overlook their property and result in a loss of privacy. Having viewed the plans and conducted a site visit it is clear that the two proposed ground floor windows would face a 1.5 metre high flint wall with the car park and further fencing beyond. There would be no overlooking whatsoever.

Access and Parking
This proposal would add an additional 123 square metres of floor space which will be used as office and recreation rooms. The County Transport Services have raised no concerns and note that the 6 parking spaces scheduled for this unit are acceptable to cater for its enlargement and intensified use. A TAD contribution of £2,343 is required due to the extra floor space.

It is therefore considered that this proposal will provide for an enlarged employment premises without detracting from residential amenity or highway safety, and thus accords with structure plan policies NE1, NE5 and DEV4-5.

Recommendation

APPROVE for reason that :-

2Pii '...ADLP (AG1) and the WSSP (LOC1, DEV1, DEV4-5, NE1, NE5)

Subject to:

1. C1Ci
2. No development shall begin until details of a scheme for the improvement of sustainable transport facilities in the area in accordance with the Revised West Sussex Parking Standards and Transport Contributions Methodology has been submitted to and approved in writing by the LPA. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
   Reason: To promote sustainable transport as required by policy DEV4-5 of the WSSP.

Case Officer:..... Date: 10/4/08.

Planning Services Manager:..... Date: 11/4/08

Planning & Regulatory Committee Chairman:..... Date: 14/4/08