Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0571/13

Site: **Interlink House 22 Commerce Way Lancing Business Park**

Proposal: **To install self-coloured galvanised palisade fencing being 1.8m high to the perimeter of the forecourt of industrial building**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for some 35 metre length of palisade fencing at 1.8 metres height, part enclosing the perimeter of an existing parking forecourt.

The application property is a single storey commercial building in a business park. The forecourt is currently open fronted with off-street parking.

Relevant Planning History
None

Consultations
Sompting parish council: *Support*

Representations
None

Relevant Planning Policies and Guidance
Adur Local Plan: AG1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle
Upgrading of commercial buildings and its land is acceptable in principle.

Visual amenity

The fencing is to the concrete forecourt area along Marlborough Road where there are already examples of palisade and other security type fencing.

The open soft landscaped site frontage along Commerce Way would remain unaffected retaining the more ‘business park’ character of that street.

Residential amenity – effect on existing landuses

This development is physically removed from immediate neighbours so as to avoid harm to their living conditions.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring land uses and consequently does not conflict with saved Adur Local Plan policy AG1 and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Standard time
2. Approved plans

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: 10-6-2013

Authorised and signed by: Peter Barnett Date: 11 June 2013