~~PE 12~~
DD: 17/1

Application No.: ADC/0710/07 Recommendation – Permit Application

Site: 202-210 Brighton Road, Shoreham-by-Sea, West Sussex

Proposal: Single Storey Office Extension (Over Access Ramp to Basement Car Park)

The Application

The application site (known as the Cyril Richings Business Centre) contains two large abutting industrial building that are divided into four units each with access to an underground car park, and an external manoeuvring / delivery forecourt area. The site is identified for business, industry and warehousing uses in the Adur District Local Plan, and has direct vehicular access onto Brighton Road (A259).

The site is entirely surrounded by industrial, waste and transport related land use, with the railway dividing the site from the Dolphin Road industrial area to the north, Brighton Road separating the site from the harbour scrap metal operation to the south, and the Shoreham Civic Amenity Site and the Malthouse Trading Estate located on the west and eastern sides respectively.

The application is a modified version of an earlier proposal approved by Council in 1996, but never enacted (SU/64/96). It involves the erection of a single storey office above the existing communal basement ramp to allow for the creation of an additional independent office suite plus a disabled toilet.

The dimensions of the structure are approximately 7.5m in length and 4.6m in width, with the structure reaching a maximum height of 8.8m from ground level due to the need to raise the majority of the structure a minimum of 1.3m above natural ground level in order to replicate the existing ramp clearance height of 2.3m. The proposal includes the allocation of 2 existing visitor bays within the basement for exclusive use of the new office.

Consultations and Representations

Third Parties: Two representations have been received from other operators within the Cyril Richings Business Centre both raising concerns with the capacity of the existing car park, and potential disruption to their operations as a result of the associated material storage and building works required to implement the proposal in the event that it is approved.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, NE5, DEV4-5

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AE2, AE4

Planning Assessment

Policies

Structure Plan policies seek to accommodate opportunities for business, industry and warehousing, where they are best suited to the varied needs of local businesses and appropriate activities.

Policy AE2 of the Local Plan states that permission will be granted for the development of land (including changes of use of buildings) for 'B1' and 'B2' business and industrial purposes, except where development proposed is in close proximity to residential areas where the District Planning Authority will require any industrial development to be restricted to a 'B1' use class.

Policy AE4 of the Local Plan encourages Council to support development or redevelopment of sites such as this for mixed development with the uses expanded to incorporate 'B8' storage and distribution purposes.

Approvals shall be subject to suitable access and parking arrangements being provided the design of the development being acceptable having regard to local environmental conditions and the submission and (where necessary) approval of an appropriate landscaping scheme.

Visual Amenity, Character & Appearance

The office will create an interesting feature or point of interest at the front of an otherwise typically bland industrial building. Whilst the face brick walls and artificial slate roof building materials do not specifically match the green sheet metal used for the existing structure, they are of a suitable standard for a business / industrial zone, and are not considered to be detrimental to the existing visual amenity of the area.

Access & Parking

Site inspection has confirmed that the existing car park is currently used to its full capacity, however the site is in a highly sustainable location being a short walk away from the Shoreham Town Centre and associated railway station, and having immediate access to bus routes along the adjacent A259. Therefore given:

- the relatively small amount of additional workspace being created (approximately 24m^2 once the area of the toilet is deducted from the gross 28.5m^2 floor area);
- the fact that an approval has previously been granted for a similar sized structure (under stricter parking requirements); &
- the recent shift in transport planning policy to set maximum rather than minimum car parking standards (as a means of forcing people to take alternative means of transportation);

refusal to the proposal on this ground would be difficult to sustain.

Other Issues

Whilst the concerns of the adjacent businesses relating to disruption during erection of the structure are noted, this is management issue that should be resolved between the tenants and the landlord, and is not a relevant planning consideration that would warrant Council refusal to the application at hand. Notwithstanding the above a condition requiring the identification of a contractor parking space and materials storage location is recommended in order to formalise this temporary arrangement consistent with Council's standard processing of similar applications.

Recommendation

APPROVE for reason that :- 2PPii

Subject to:-

1. C1Ci (standard timeframe)
2. C9N (temporary contractor parking / material storage area)
3. C10Di (no outside storage)
4. C10Dii (no outside work)

Case Officer: ..... Date: 20/12/07

Planning Services Manager..... Date... 2/1/08

Planning & Regulatory Committee Chairman... A.J. Mills Date... 7/01/08