expires 28/8

Development Control – Delegated Officer Report

Application Number: ADC/0343/08 **Recommendation - Application Permitted**

Site: **Unit 15 Winston Business Centre Chartwell Road Lancing West Sussex**

Proposal: **Alterations (including exhaust stacks, boiler flues, air intakes, firstfloor windows) (connected with proposed use as chemical research and development laboratories)**

The Application

The site is an industrial unit with mezzanine floor located at the end of a block of 5 units constructed in 1989 with consent for use under Classes B1 and B2. It is proposed to fit out the unit to enable its use for the research and catalogue chemistry business of Susschem, currently located in Sussex University.

The unit is within the centre of an industrial area, being surrounded by industrial units. It is proposed to use the ground floor as laboratories and store rooms with the first floor used for office space and plant.

The use itself falls within Class B1. It was previously in use for car maintenance purposes (Class B2). No change of use application is required and permission is sought only for external alterations to the building. These consist of the following:

- 2 no. fume exhaust stacks – these relate to the fans in the plant room which serve fume cupboards on the ground floor. The stacks will project through the roof to a height of 3m above the ridge of the building. They will be grey coloured and plastic and located on the rear roofslope.

- 2 no. boiler flues – these relate to the gas hot water boilers on the first floor and will be 1m above the ridge height

- Air intake louvers – these draw fresh air into the building and are to be located on the rear of the building, finished in silver to match the existing cladding

- 3no. new windows on the side elevation

- 1no. external gas bottle store at the rear of the building.

Consultations and Representations

Consultations/Comments

Adur District Council – The Environmental Health Officer has no objection to the application. In his view, such laboratories do not cause any problems, as fumes from small scale research from the fume cupboards are insignificant and they are not emitted on an industrial scale. They have been likened to a car exhaust; dangerous if left to build up in a confined space but not a problem when diluted with the outside air.

Lancing Parish Council - No comments or objections

Third Parties

No third party representations received

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, AE2, AE4
PPS23 'Planning and Pollution Control' (ODPM 2004)

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).

PPS23 states that LPAs should take account of the risks of and from pollution and land contamination when considering proposals for development.

Visual amenity and character

The site lies within an industrial estate and is not widely visible from outside the estate. There is a taller industrial unit under construction to the rear (south) of the site. The addition of flues and 3m high stacks on the roof will result in prominent features on the building, but in the context of their location within an industrial estate it is not considered that they would have a harmful visual impact on the surrounding area.

The other alterations to the building are minor in nature and will not adversely affect its character or appearance.

Access and Parking

The unit currently has five parking spaces allocated to it which is considered to be adequate. 12 employees are expected to work at the unit but the site is in a sustainable location, being close to a bus route and railway station.

Recommendation

APPROVE for reason that :-

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Subject to

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Case Officer..... Date.....15/8/08