Development Management - Delegated Officer Report

Application Number: AWDM/1257/26 Recommendation – Approve

Site: 27 Marlborough Road, Lancing Business Park, Lancing

Proposal: Over-cladding existing factory roof with insulation and profiled metal roofing sheets (raising height by 300mm)

Date of site visit: Not visited. Assessed using Google Street View and applicant's photos.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to two single storey pitched roof industrial buildings on the corner of Marlborough Road and Chartwell Road. They are 6.4m high to the ridge. The roofs are currently covered in corrugated fibre cement sheets.

It is proposed to over clad the existing roof with insulation and profiled metal roofing sheets coloured Goosewing Grey. The works will result in an increase in ridge height of 0.3m. The existing rooflights would be unchanged.

Relevant Planning History: None relevant

Consultations:

Lancing Parish Council: Support

Representations

Lancing Business Park: LBP welcomes the proposed investment into these two adjoined industrial units and strongly supports this application as it will:
• Improve the viability of these units as dry manufacturing and storage space, therefore helping to safeguard these units for their continued industrial use
• Increase the sustainability of the building to help reduce heating costs and provide an improved working environment for staff
• Upgrade the external appearance of the roof across both units to a more modern appearance, to help improve the street scene on two of the business park's major roads

Relevant Planning Policies

Adur Local Plan 2017 Policies 15 and 25
National Planning Policy Framework (August 2026)

Planning Assessment

Principle

The proposal involves upgrading the existing industrial buildings located within the built up area and Lancing Business Park and can be supported in principle. The relevant issues are the effects on the character and appearance of the building and its surroundings.

Visual amenity

The new roof will improve and enhance the appearance of the buildings. The increase in height is minor and will not adversely impact the surrounding area or neighbouring units.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

Is recommendation contrary to letter(s) of representation? N

1. 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.

Case Officer: Peter Barnett Date: 24 November 2026

Authorised by: Jo Morin Date: 24.11.2026