Development Management – Delegated Officer Report

Application Number: AWDM/1561/24 Recommendation: Temporary Approval

Site: Ocean View Business Park, Gardner Road. Southwick

Proposal: Erection of aluminium framed building for storing motorcycles (retrospective)

Date of Site Visit: 20 January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to the former NTL/Virgin Media building in Gardner Road, which was previously known as Nynex House but which has changed its name to Ocean View Business Park. In 2015 a Certificate of Lawfulness was issued to a company called Sinnis International to use the premises for a motorcycle assembly and distribution business under the lawful use of Class B1 (business) and Class B8 (storage and distribution), with ancillary showroom (AWDM/0981/15 refers).

The application seeks to retain an aluminium framed building that has been erected to the north east of the main building. It measures 10m wide, 20m long and 7.8m high. It has a roller shutter door on the south west corner of the south elevation. It has grey clad walls and white pitched roof sheets.The building is to be used to store motorcycles in connection with the existing business.

Planning History:

AWDM/0981/15 - Application for a Lawful Development Certificate for proposed use of Nynex House for a mix of B1 (business) and B8 (storage) uses with ancillary showroom – approved

AWDM/1673/15 - Part change of use from mixed Use Classes B1 (business) and B8 (storage or distribution) to mixed Use Classes B1 and B8 in addition to part internal change of use to MOT testing of applicants' own motorcycles (formerly Nynex House) - approved

AWDM/0101/16 - Change of use of part of site to Sui Generis vehicle rental, provision of palisade fencing, profiled steel sheet vehicle wash and vacuum canopy and 2 portacabins for office and driver rest area – approved

AWDM/0773/16 - Variation of Condition 2 of AWDM/1673/15 to allow for general MOT testing limited to a maximum of 10 motorcycles and scooters per day – approved

AWDM/1705/16 - Erection of detached outbuilding to east of main building to be used as paint spray booth – approved

AWDM/1606/18 - Erection of 7no. industrial units for Use Classes B1 (business) and B8 (storage or distribution) on east side of site with associated parking and refuse storage – approved

AWDM/0392/19 - Retrospective change of use of part of the first floor to boxing gym (Use Class D2) for a temporary period of 3 years – approved

AWDM/1450/20 - Retrospective application for the retention of steel framed extension to north - approved

Consultations:

West Sussex County Council: The Highways Authority has no objection.

Adur and Worthing Councils: Public Health: No objections in principle, however, given the historic use of the site, if they are going to break ground then the contaminated land condition needs to be added to any permission.

Surface Water Drainage: Recommend approval

Southern Water: No objections

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 4, 8, 15, 25, 28, 34, 36
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
Shoreham Harbour Joint Area Action Plan 2019 CA5

Planning Assessment

Principle

The site is not identified for any particular use in the Local Plan. However, it is an existing employment site and Policy 25 of the Adur Local Plan seeks to protect and enhance existing employment sites and premises. Policy 4 supports economic growth within the District. It states that:

"*outside of designated employment areas, where new development for, or extensions to B1, B2 and B8 uses is proposed, such applications will only be permitted where it is demonstrated that they will not have an unacceptable impact on adjacent residential properties and they comply with other policies in this Plan*."

The proposal will make use of an under-used area at the rear of the building. There is no objection therefore to the principle of the development, subject to consideration of amenity impacts.

Visual amenity

The extension is at the rear of the building but is quite large and is visible from Gardner Road when approaching from the east. It is hidden by the main building in views from the south and west.

In view of its size and temporary nature, it is considered reasonable to require the building to be removed after a temporary period of 5 years.

Residential amenity

The building has been erected in the NE corner of the building adjacent to the railway line. There are dwellings to the north, some distance away beyond the railway line. They can see the building but, set against the backdrop of the existing large building, it is not considered that it causes serious harm to their amenities.

There are also dwellings to the east, over 40m away, the rear gardens of which abut the site boundary. They are separated by the main car park and, at such a distance, the building does not cause harm to amenity.

Surface water drainage

The Council's drainage consultants have no objection following receipt of drainage calculations.

Recommendation

APPROVE

Subject to Conditions:-

1. Temp 5 year permission
2. Approved Plans
3. To be used for storage only in connection with use of main building

Is recommendation contrary to letter(s) of representation N

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: 20 June 2025

Authorised by: Louise Prew Date: 20 June 2025