Neighbours checked: Y

Additional neighbour notifications: Y

Proposal, Site and Surroundings

The application relates to a commercial building in Marlborough Road on the Lancing Business Park. There are industrial premises either side and opposite the site and residential properties to the rear in Lancing Park.

The site has two vehicular road crossings to Marlborough Road and parking is to the west of the building. There are 15 spaces currently on site.

The building accommodates a factory and office use, Newham Engineering Ltd who are the applicant. The firm principally make high value small unit components and have been at the site for 10 years. The business employs 22 people including engineers and support staff. The total office and industrial floor space as existing is 900sqm.

An application was submitted in December 2011 (AWDM/1097/11) for a wrap around extension to the south and west of the building. The rear extension was proposed at 7 metres deep and 33 metres wide and the side extension had a maximum width of 16 metres and was18 metres deep. An increase of 563sqm was proposed with the roof form replicating the existing height and design.

This application was refused in February 2012 for the following reason: -

“The proposed factory extension by reason of its large size, height and proximity to the boundary would give rise to an overbearing and unneighbourly form of development which would be detrimental to the residential amenities of the adjacent dwellings, therefore conflicting with policies AG1 and AE2 (b) of the Adur District Local Plan.”

The current application seeks permission for an extension which is reduced in scale and bulk from that previously refused. The footprint of the extension has been reduced. The rear extension is reduced in width from 33 metres to 25 metres reducing the footprint by 56sqm to make the overall increase 507sqm of industrial floor space.

The design and scale of the proposed extension has been reduced. The southern section of the extension has been reduced to 3.5 metres to eaves level with an overall maximum height of 4.1 metres. (the previously refused scheme was 6.2 metres high at this point.) The front section of the extension has a maximum height of 6 metres.

As with the previous application additional parking is to be created to the front of the building which is currently unused. To allow the new parking spaces to be utilised a dropped kerb is proposed to the frontage of the site. This

increased access will combine the existing vehicular accesses that exist to the east and west of the site frontage.

The design and access statement states that the extension is required as the business is expanding and requires more workshop and support area floor space. It is proposed that additional staff will be employed.

Consultations

West Sussex County Council:- The Highways Authority has been consulted and state that their comments are the same as the previous application AWDM/1097/11. The proposal may result in a modest increase in vehicular movements over what currently exits to the site. However these are not likely to lead to any significant highway issues. The proposed dropped kerb extension although no turn on site is available visibility appears acceptable and no accidents have been recorded in the vicinity of the site. There would not be any grounds to resist this application from the highway point of view.

Adur District Council: - The Environmental Health Officer states that the new building fabric should provide better sound insulation than what is currently present even though it is closer to the boundary of the dwellings and for this reason I am unlikely to have any objections. The details of the acoustic cladding proposed has been approved

Environmental Health have also requested that a condition be attached in relation to potentially contaminated land at the site.

Adur District Council: - The Assistant Parks Manager has advised that the tree adjacent to the southern boundary may need some minor cutting back although it will not effect the view of the tree from the neighbour. There is not considered to be any possibility of any damage occurring to this tree if the building goes ahead. Further along the fence line vegetation will need to be removed, mostly climbers. There is 1 small sumac on the factory side, this could become a tree is unlikely to be affected by the development.

Representations

Third Parties: - 4 representations received from the owner/occupier of 32, 34, 36 and 46 Lancing Park objecting and commenting on the following issues: -

- The fence on the boundary of the site is substandard and should be replaced at the same time as constructing the development.
- The noise of the factory is unacceptable and working hours have become extended over time.
- The extension will bring the factory closer to the rear boundary making the noise louder and activities increasing.

- The factory is growing in size and there should come a point when the business should move on to accommodate their needs.
- New equipment being used is louder than in the past.
- Concern over Conifer tree adjacent to site.

Lancing Parish Council: - No Objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (Saved policies): AG1, AE2, AE4

Planning Assessment

Principle

In the Adur District Local Plan the site is within the Lancing Business Park being an area specifically identified as an employment area subject to policies AE2 and AE4. These policies state that business and industrial development falling within Classes B1, B2 and B8 will be permitted, except where development is in close proximity to residential development where uses will be restricted to B1 only.

Policy AE2 states that permission will be granted for development for business and industrial purposes in this locality subject to the design of development being acceptable having regard to local environmental conditions.

Visual amenity

The design of the proposed extension has been influenced by the need to mitigate and limit any impact on adjacent neighbouring properties in Lancing Park to the south of the site. Whilst also making use of the space on the western side of the building. When viewed from Marlborough Road the extension will enclose the space between the site and the adjacent unit to the west. Having said this there is some set back and the existing roof design has been replicated. In addition balancing this with the need to support an expanding and successful business within the district the proposed design can be supported.

A condition has been attached for full details of materials and finishes to be submitted to and approved by the LPA prior to commencement of works to protect the visual amenity of the surround area and residential properties.

Residential amenity

It was considered that the previous extension would have resulted in a detrimental impact on the residential amenities of the occupiers of the adjacent dwelling to the south in Lancing Park. Although the view was that all adjacent properties would be affected to some degree, (nos. 30-36 and 42-46) due to the position of the extension and depth of gardens the conclusion was that there would be a significant, detrimental impact on nos. 32 and 34 in particular.

The current application seeks to address this issue by reducing the footprint, height and scale of the extension. The reduction in footprint removes the extension from the rear of no. 30 and partially from the rear of no. 32. In addition the over all height adjacent to the boundary is reduced from 6.5 metres to 4 metres. The distance between the proposed extension and the rear boundaries of the adjacent dwellings remains unchanged from the previous scheme.

It is considered, on balance, that the current scheme as submitted is acceptable in this case. The revised design allows the factory to expand to meet their needs while not compromising the residential amenities of the occupiers of the adjacent dwellings to an unacceptable degree.

Although the building will be closer to the boundary its physical presence and overbearing impact will be reduced and limited by the design and footprint of the extension.

Objections have been received in relation to noise and disturbance as a result of the existing activities at the factory. Environmental Health has been advised of this and the matter is being dealt with.

The proposed extension will result in the blocking off of one of the two large doors to the rear of the factory, a small fire door is proposed on the rear, south elevation and a roller door of the east elevation. There are currently no planning restrictions to limit the use of these doors and the resident at no. 32 Lancing Park has complained that doors are left open for long periods and this has resulted in noise disturbance. A condition is attached to this permission to ensure that the doors and rooflights in the extension remain closed at all times except for when deliveries are received and that these deliveries shall be between the hours of 7am and 7pm Monday to Friday only. This along with the proposed new building being constructed with improved acoustic techniques will assist in reducing any noise and disturbance to the adjacent residential properties. The applicant has confirmed that acoustic cladding Kingspan KS1000RW composite panel system with insulating cores of 100 mm for the roof and 80mm for the walls will be used and Environmental Health consider this to be acceptable, a condition will be attached to ensure this cladding is used.

Accessibility and parking

As with the previous application the proposal would result in the removal of the main parking area to the west side of the building. The new parking to the front of the building will result in 18 car parking spaces being provided, there are 13 as existing. Although the proposed extension is likely to result in increased personnel it is considered that the parking provision is acceptable. The Highways Authority do not consider there to be any significant highway issues with regards to the parking provision or widening of the dropped kerb and access onto Marlborough Road.

Other Matters

There is a tree adjacent to the boundary of the site at no. 34 Lancing Park. The assistant parks manager has been consulted for advice as to whether this tree is to be affected by the proposed development. It is advised that some works may be required however these would not affect the tree when viewed from 34 Lancing Park. The roots would not be affected by the proposed development and the tree would be preserved.

As requested by Environmental Health a condition is attached stating that should, during development, any contaminated material be present at the site the LPA must be informed immediately and a method statement shall be submitted to and approved in writing.

Recommendation

APPROVE for the reason:-

The proposed development is within the built up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2)

Subject to Conditions:-

1. Standard time limit
2.Contaminated land condition
3. All Doors and roof lights in the extension to remain closed at all time except the large roller door on the eastern elevation that shall be open only to receive deliveries and this shall be between the hours of 7am and 7pm Monday to Friday only.
4. Details of materials and finishes to be submitted and cladding Kingspan to be used.
5. Approved drawings: - 7837/1E – received 19th March 2012
7837/14A – received 14th May 2012

Is recommendation contrary to any representations? Y

Case Officer signed: Hannah Barker Date: 19th June 2012

Authorised and signed by: Jo Morin Date: 19.06.2012