Expires 11/9/08.

Development Control – Delegated Officer Report

Application Number: ADC/0362/08 **Recommendation – Permit Application**

Site: **Unit 11 Burrell Buildings Chartwell Road Lancing West Sussex**

Proposal: **Change of use from storage (Class B8) to door frame and furniture manufacture**

The Application

The application site is a vacant unit within a single storey development of industrial units (Burrell Buildings) located on the south side of Chartwell Road, Lancing. Permission is sought to change the use of the unit from B8 (storage) to B2 (general industrial) for the benefit of a door frame and furniture manufacturer. No alterations are proposed to the building.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No objections.
Spencer Bryan (County Planning Officer Strategic)	No objections.

Third Parties

No representations have been received.

Contributors

Lancing Parish Council: No objection

~~No representations have been received.~~

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, NE5, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AE2, AE4
PPG4 'Industrial and Commercial Development and Small Firms' (DoE 1992)
PPG24 'Planning and Noise' (DoE 1994)

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). Policy NE5 supports employment provision and seeks to retain existing premises for continued employment use.
The site is allocated in the Adur District Local Plan as an employment area and policies AE2 and AE4 support business and industrial development falling within Classes B1, B2 and B8 within such areas, except where development is in close proximity to residential development where uses will be restricted to B1 only.

Change of Use
The unit is currently allocated for B8 (storage/distribution) purposes along with other units in the block. The adjoining Unit 10 received permission under ADC/0468/07 to change its use to a B2 (general industrial) use for the servicing and repair of motorbikes. It is considered that this sets sufficient precedent for this conversion to the same use class. Local plan policies AE2 and AE4 provide for such changes in use within this area. There are no residential properties in the area.

Access and Parking
The site is served by a small access to Chartwell Road. The Burrell Buildings units front each other with small frontages however to the rear of the site is ample parking provision. The use of the unit for door frame and furniture manufacturing will add arguably less pressure on the site for parking than the neighbouring motorcycle repair units. County Highways have raised no objection to this proposal. As with the approval at Unit 10, conditions are attached restricting the storage of goods to the building itself to avoid cluttering the open frontages and access route through to the rear car park. Likewise no work is permitted outside of the unit itself.

Recommendation

APPROVE for reason that :-

The proposed use would not detract from the existing environment of the Business Park and can take place without resulting in unacceptable detriment to the neighbouring premises. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2) and approved West Sussex Structure Plan (LOC1, NE5, DEV1, DEV4-5)

Subject to:

1. C1Ci
2. C10Di
3. C10Dii

Case Officer:.....

Date:15/8/08.

JB 15/8/08