Expiry Date – 5/6

Development Control – Delegated Officer Report

Application Number: AWDM/0373/18 Recommendation – Grant

Site: Unit 1, 48 Marlborough Road, Lancing Business Park.

Proposal: Replacement of large sliding doors with fixed glazing; new portico, canopy and glazed doors to existing entrance. New windows and door and reconfiguration of existing cladding and new shiplap cladding over existing brickwork. Alterations to entrance floor.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11.5.18

Site and Surroundings

This application relates to the Paula Rosa manufacturing, storage, distribution and administration building at the junction of Marlborough Road and Chartwell Road in the heart of Lancing Business Park. Units 48, 50 and 52 have recently been combined to create one large site.

Proposal

Permission is sought to create an enhanced entrance to a modest showroom and reception on the southern elevation. A two storey glazed panel is to be introduced too along with cladding in this area.

Relevant Planning History

AWDM/0095/14 - Demolition of existing store building (B8 use) and replacement with new building for storage and distribution use (B8) at the former no 50 Blenheim Road granted permission under reference .Granted 4.3.14

AWDM/0624/14 - Access links and office expansion for Paula Rosa Manhattan to combine Units 48, 50 and 52 into one cohesive manufacturing, storage, distribution and associated administration complex. Granted 3.10.14

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2, 9 and 15.

Planning Assessment

Principle

The policy requirements of the Adur District Local Plan support business uses in the Lancing Business Park. Since the application relates to existing business there is no objection in principle to the proposal.

Visual amenity

Works were under way at the time of the site visit and the cladding had been erected. The opening for the glazing had been cut but the glazing was yet to be installed. The canopied entrance was under construction.

All these alterations will upgrade the appearance of this outdated industrial premises. The canopied entrance is very modest in its depth and does not undermine the operation of the frontage car park.

In terms of the site's overall coverage the showroom floorspace is extremely modest and de minimis overall.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans

Informative

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.

Is recommendation contrary to any representations? No

Case Officer signed:	MOK	Date: 18.5.18
Authorised and signed by:	Peter Barnett	Date: 18 May 2018