

## **Development Management - Delegated Officer Report**

**Application Number:** AWDM/0745/26

**Recommendation – Approve**

**Site:** Unit 17 Winston Business Centre, 43 Chartwell Road,  
Lancing Business Park, Lancing

**Proposal:** Installation of external condenser units within security cages to SE elevation and amended car parking layout (reduction from 2 spaces to 1).

**Date of site visit:** 1 July 2026

**Neighbours checked:** Y

**Additional neighbour notifications:** N

### **Proposal, Site and Surroundings**

The application relates to a small, single storey unit within Winston Business Centre. It currently has two parking spaces in front of the unit. It is proposed to install 4no. condenser units in a double stacked arrangement within galvanised security cages on the front elevation of the building, either side of the entrance doors.

The development will necessitate a reconfiguration of the parking layout as the units will project 0.8m from the wall. One space will be lost with the other reorientated to be parallel to the building.

### **Relevant Planning History**

AWDM/1583/16 - New air conditioning plant and compound, relocation of 5 no. condenser units within new compound – approved

### **Consultations**

**West Sussex Highways:** No objection. No alterations are proposed to the existing access arrangements. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

This proposal will result in the loss of one existing car parking space, and any overspill car parking may need to be accommodated within the Business Centre or on street. There are comprehensive parking restrictions in place on the nearby road network prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the loss of parking provision would result in a detrimental highway impact, nor give rise to a parking capacity concern. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

From inspection of the plans, the proposed parking space is suitably sized and there is space for on-site turning to be achievable. The site is situated in a sustainable location with nearby public transport links and public car parks. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the

operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

**Environmental Health:** No adverse comments

**Lancing Parish Council:** Support the application, however members did note the loss of car park spaces.

## **Representations**

None received

## **Relevant Planning Policies**

Adur Local Plan 2017 Policies 15, 25, 28, 34  
National Planning Policy Framework (December 2024)

## **Planning Assessment**

### **Principle**

The proposal involves an improvement to a unit within Lancing Business Park and is supported by Policy 25 of the Adur Local Plan.

The relevant issues are the effects on the character and appearance of the building and its surroundings and on parking/highway safety.

### **Visual amenity**

The condenser units and cages would be prominently located but, seen in the context of an industrial estate, they would not be out of character or visually harmful. A previous approved scheme would have resulted in a new standalone compound for the condenser units which would arguably have had greater impact.

### **Highways**

Chartwell Road has very limited on-street parking opportunities. This is typical of the entire industrial estate. Parking provision in Winston Business Centre itself is limited.

The loss of the parking space is therefore regrettable. However, the application states that the site is not permanently staffed and requires only occasional maintenance visits. The previous approval deemed the loss of one space to be acceptable.

No material loss of amenity would result from the proposed parking arrangement and there is no objection to the loss of one space.

### **Flood Risk**

The site is within an area of surface water flood risk. However, the units will sit slightly above the ground level and it is not considered that the development will displace flood water and cause increased risk elsewhere.

### **Noise**

The units are not expected to generate any noise disturbance to adjoining businesses and there are no environmental health objections.

### **Recommendation**

### **APPROVE**

#### **Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Parking space retained for parking only

#### **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: 3 August 2026

Authorised by: Louise Prew

Date: 04/08/2026