Development Management - Delegated Officer Report

Application Number: AWDM/1888/21 Recommendation – Temporary Approval

Site: 79 Marlborough Road, Lancing Business Park, Lancing

Proposal: Retention of storage container to the rear (south) of industrial unit (retrospective).

Date of site visit: 22 October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a unit on the Lancing Business Park. Permission is sought to retain a single storage container at the rear of the building which was installed in September.

The container has resulted in the loss of 1 parking space.

Relevant Planning History

None

Consultations

West Sussex County Council: The Highways Authority has no objection. Advises that the applicant has stated that the shipping container measures a total of 14.78 sqm. Under WSCC parking guidance this would equate to 1 space. The proposal will see the removal of 1 space from the existing 8 parking provision of the site. Following the above the LHA believes that there will be a shortfall of 2 parking spaces as a result of the proposal. Experience has shown through other similar applications, that to substantiate that a shortfall of 2 car parking spaces could result in an unacceptable highway safety issue would be difficult to uphold. Therefore, the LHA does not consider this a justification for refusal on highways grounds. It should also be noted that Traffic Regulation Orders (TRO's) are enforced in the surrounding areas, protecting roads that would not be deemed adequate to accommodate on street parking. The LPA may wish to consider the amenity implications caused by a small increase in the on-street parking demand. To summarise the LHA raises no concerns over Vehicle Parking.

Adur and Worthing Councils: Public Health: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The site lies within a protected business park where Policy 25 of the Local Plan supports the upgrading of existing employment sites and buildings. The proposal seeks to improve storage facilities for an existing business unit and can be supported in principle.

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area and consideration of parking issues.

Visual amenity

The container is at the rear and is not visible from the road. It sits within an industrial area although there are dwellings immediately to the south. There is no significant visual harm arising from this development. However, given the temporary nature of the container, it is recommended that a temporary 5 year permission is granted.

Residential amenity

There are dwellings immediately to the south with short rear gardens meaning that they are just 9m from the container. However, in the context of the surrounding industrial units and the existing use of the yard for parking it is not considered that any serious harm to residential amenity arises from this development.

Parking and Access

The container has resulted in the loss of 1 parking space. At the time of the site visit the rear car park was empty and there are parking spaces available at the front of the building. There are no highway or amenity concerns with the loss of 1 space.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. 5 year temporary

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: 10 November 2021

Authorised by: Gary Peck Date: 10 November 2021