Expiry Date - 28/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0305/24 Recommendation – APPROVE

Site: Unit C Decoy Road Worthing West Sussex

Proposal: Proposed refurbishment to elevations including cladding and modifying the shape of some openings

Date of site visit: 23.04.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The building is an industrial building within an industrial estate with various warehouses or different sizes, heights and materials.

Unit C comprises a brick and clad building on the corner of Decoy Road and Dominion Way. It has a wide frontage to Dominion Road with parking to the frontage and to the rear which also includes a service yard. The building is yellow brick with cladding above in a grey. There is blue detailing to window surrounds and edging and the use of curves. The building is well within the industrial estate and is not visible from any residential dwellings.

A TPO tree originally on the site has been removed.

The site is not in a conservation area.

Proposal

The proposed works seek to improve the appearance of the existing building by repainting the existing external cladding and modifying the shape of some of the openings. The existing openings will also be repainted. The design and access statement indicates that the choice of colours and openings seeks to harmonise with adjacent units, which have been recently refurbished, and modernise the appearance of the building.

Existing horizontal cladding repainted with goosewing grey.
Existing windows and doors replaced with new aluminium frames colour anthracite.
Flashing and corner trims repainted with colour anthracite.

Relevant Planning History:

None relevant

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Consultations: Environmental Health – No Comment

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance

Worthing Local Plan

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN

Planning Assessment

There is no objection in principle to the upgrading of the industrial buildings provided the development causes no adverse impact to the visual amenities of the area or the occupants of neighbouring buildings.

Visual Amenity

The building is currently brick with a grey cladding and white and blue frames to the windows, trims and corners. The current application proposes to modernise the building with 'Goosewing' grey cladding and anthracite colour aluminium windows and doors. The shape of some windows will be modified to provide a consistent window shape.

The building is in a mixed age industrial estate with various materials and design.

Approval has previously been granted for the neighbouring properties to the south for a similar cladding and colour.

It is not considered that the proposed works will have a detrimental impact on the visual amenities of the locality.

Residential and Neighbour Amenity

The proposed material changes would not cause any detrimental impact on the amenity of the adjacent industrial units. The nearest residential dwellings are separated by further industrial building and are not visible from the dwellings. Therefore, there would be no impact on residential amenity.

Recommendation

APPROVE subject to Conditions: -

1. Approved plans

2. Standard time limit
3. Hours of construction/demolition

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 letter(s) of representation? N

Case Officer: Jackie Fox Date: 22.05.24

Authorised by: Louise Prew Date: 22/05/2024