Development Control – Delegated Officer Report

Application Number: AWDM/0219/15 Recommendation – APPROVE

Site: 2 Chapel Road Southwick West Sussex

Proposal: New Palisade Fence and Gates Around part of boundary of commercial units 1-5

Date of site visit: 17.03.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to Units 1-5 Chapel Road. 5 Commercial units located on the western side of Mill Road in Southwick, just north of the seafront in close proximity to other commercial and industrial land use with residential abutting the site directly to the north and west. The units are all functioning under Kew Electrical an electrical wholesale distributer. Units 1-3 front onto Chapel Road to the south and offer a trade counter and office entrance with car parking to the front. Accessed from Chapel Road. To the rear of these units is a court yard and units 4 and 5 to the north of the site. These units are for storage only, the applicant's agent states that this area including units 4-5 and the area to the rear of units 1-3 is not a public area. They state that 8 goods vehicles are currently parked overnight in this courtyard area and the company has suffered several security issues regarding these vehicles and as a result are seeking to secure this area out of working hours.

Permission is sought for palisade fencing to enclose the site it is formed of different components as shown on the enclosed block plan. Directly to the rear of Unit 1 fencing is proposed 2.4 metres high parallel to the highway at 6.1 metres wide (shown as C on the plan). This then continues with a further element at a right angle to the highway the same height and width, (marked as B on the plan.) Adjacent to this (marked as A on the plan) are proposed gates both vehicular and pedestrian shown separately on the plan. The applicant's agent has confirmed that these gates are to be manually operated and to be open permanently during normal working hours.

Consent is also sought for palisade fencing on top of an existing brick wall to the north, east of the site adjacent to unit 5. The existing brick wall is 2.5 metres high and the additional fencing proposed is 1 metre, (these are marked as E and F on the submitted block plan.) Also Shown on the originally submitted plans (marked as D on the originally submitted plan dated 26th February) was additional fencing to the north, west of the site. This fencing was proposed to be erected above an existing 2.5 metre brick wall which as existing adjoins unit 3 and unit 4. This has since been removed from the application and the most recently received amended plans (7th

April) show this element, (originally marked as D) removed and this is therefore not for consideration or forming part of this application.

Consultations: West Sussex County Council: - The Highways Authority has no concerns from a highways perspective, the fences are situated out of the highway boundary that WSCC maintain.

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AE2 National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves palisade fencing and gates within a commercial/industrial area for the purposes of security. The main issues for consideration are visual and residential amenity and impact on highway safety. Policy AE2 of the Adur District Local Plan has been saved and refers to the design of development for business and industrial purposes being acceptable having regard to local environmental conditions and highway and parking arrangements being acceptable.

Visual amenity

The main issue in this case is the impact of the appearance of the proposed fencing and gates on the surrounding area. Although the site is within an industrial/commercial area as stated above there is residential land use enclosing this industrial area to the north, east and west. On the whole the proposed palisade fencing and gates will be enclosed within the industrial site. Since the original submission the fencing shown as D above the existing wall to the north west of the site has been removed from the application. This proposed fencing was to be above a wall fronting onto St Aubyns Road. It was considered that this element of the proposal would be visually harmful and inappropriate due to the context of the siting of the proposed fencing. The simple brick wall, within the interface between the commercial and residential area would be imposing and overly harsh in appearance and height. The existing brick wall being 2 metres in height is considered sufficient for security purposes and the residential properties opposite offer natural surveillance and security. The applicant's agent agreed to remove this part of the proposal from the planning application.

The remainder of the fencing and gates as shown on the amended plan dated 7th April 2015 is considered to be acceptable and not detrimental to the visual amenities of the locality. The design and height of the proposed fencing is considered necessary for the applicants requirements and will not be harmful to the surrounding residential locality.

Residential amenity

It is not considered that the proposed fencing and gates will result in any harm to the residential amenities of the occupiers of the adjacent dwellings. They are enclosed within the commercial area.

Highway Safety

The application site and adjacent surrounding highway, Mill Road is congested and there are many vehicular trips taking place to and from the site. This was apparent when the officer's site visit was conducted. At the time of visiting many cars were parked within the site and the adjacent highway. There was concern that the proposed gates will obstruct access to the application site therefore encouraging cars to park more heavily in the surrounding area and on the already busy highway. The applicant's agent has confirmed that the gates will remain open during normal working hours and will be operated manually. It was therefore considered that this would not allow any obstruction to vehicles accessing the site during the day and would therefore not lead to any additional congestion or reduction of parking. The Highways authority has confirmed that they have no concerns relating to the proposal also. A condition has been attached to ensure that the gates remain open to avoid obstruction. They are to be closed for security purposes only at night.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing no. D/6558/ Palisade Eelevations Revision 1 – received 7th April 2015
Drawing no. D/6558/Block Plan Revision 1 – received 7th April 2015
Location plan received 26th Feb 2015
Drawing no. LP01 Rev B – received 26th February 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The vehicular and pedestrian gates hereby approved shall remain open during daytime working hours to include at least 09:00 – 17:00 Monday to Friday. They shall be used for out of hours security of the site only.
Reason: - In the interests of highway safety.

<u>Informative</u>

1. Proactive Statement – Amendments

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Hannah Barker Date: 13th April 2015

Authorised by: Jo Morin Date: 14.04.2015