Development Control – Delegated Officer Report

Application Number: AWDM/0078/17 Recommendation – APPROVE

Site: Tara Signs, St. Peters Place, Western Road, Sompting, BN15 8SB

Proposal: New cladding to west and part south and north elevations.

Date of site visit: 03.01.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a single storey, brick and render faced industrial structure, with access gained from St. Peters Place off Western Road. The building appears to be a pitched roof structure with a single storey flat roof front addition. The frontage is all concrete hardsurfacing with car parking outside of the building.

To the north of the unit is a very large industrial building under construction, with blue profile cladding and large openings to the front facing St. Peters Place.

The site is on an industrial site with Commerce Way being directly behind this group of units, but St. Peters Place to the west is residential, with a block of flats to the north west and bungalows to the south west of the units.

Proposal

Permission is sought to clad the front and part of each of the sides of the existing industrial building. The cladding will be large rectangular grey pieces. They would be applied and would be higher than the existing walls, thereby giving the appearance of a larger building. Other than one window which has an application to change it to a roller shutter (AWDM1929/16 refers), the windows and doors will remain.

Consultations: None

Representations: 1 letter of representation:-

Surprised that planning permission required to clad the building, when the café at Brooklands can be rebuilt without any planning application need

Sompting Parish Council: Support

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AE2, AE4

Submission Adur Local Plan 2016: Policies 4 and 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed change in elevation which would upgrade an existing industrial property within an established industrial area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed applied cladding would at once upgrade the existing industrial building which currently looks a little tired. The cladding panels consist of large rectangles fitted horizontally, and will be built up to be taller than the existing walls by approximately 1.2m which will give the visual impression of a larger building than at present.

The existing use of the industrial building is as a factory for sign making and the forms state that it has been used as such for the last 30 years.

The new grey cladding will be viewed from outside of the site, but because of its set back position, it is not considered that it would have a negative impact on the street-scene.

Residential Amenity

The industrial unit and use has been in existence for many years and the provision of the grey cladding, would not result in a material change in circumstances of the use, only a change to its external appearance, which is considered would be complementary to its surroundings and the nearby residential properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Unless otherwise approved in writing by the local planning authority the colour of the aluminium composite material (ACM) cladding hereby permitted shall be 'White Aluminium' (RAL 9006) or a similar light grey.

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.02.2017

Authorised by: Jo Morin Date: 16.02.2017