Development Management – Delegated Officer Report

Application Number: AWDM/1084/22 Recommendation: APPROVE

Site: Unit 2 Chartwell House, 40 Chartwell Road, Lancing Business Park, Lancing

Proposal: Proposed warehouse extension at rear, roof extension at front and recladding of the existing roof and first floor rendered section of the existing building.

Date of Site Visit: 26th July 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is located within the Lancing Business Estate, a detached two/three storey building currently used for storage, manufacturing and distribution of garden related products. As existing there are a significant number of storage containers to the rear of the site all in use as the building does not currently provide the space needed for the current business use.

Consent is sought for a large extension to the rear of the building, this will replace the area of storage containers, filling the space to the rear of the building and wider than the existing structure. The extension will match the height of the existing building. Also proposed is an infill section at the front of the building above the existing flat roof projection, this will also be the same height as the existing roof. Recladding to the roof and first floor elevations is also proposed, the cladding is described on the plans as profiled cladding in off white colour.

Consultations:

Southern Water: - Southern Water requires a formal application for any new connection to the public foul and surface sewer to be made by the applicant or developer. Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Standard conditions and informatives.

Environmental Health: - With reference to the above application a Preliminary Ground Contamination Risk Assessment Report (ref. R15230 dated 15 June 2022) has been submitted. This assessment has identified the presence of complete pollutant linkages and an intrusive ground investigation (including soil gas monitoring) is recommended to allow a quantitative risk assessment to be undertaken. I agree with these recommendations and would request the following condition:

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by theLocal Planning Authority:
(1) A site investigation scheme, based on Preliminary Ground Contamination Risk Assessment Report (ref. R15230 dated 15 June 2022) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
(2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
(3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

I would also recommend the applicants submits a Construction Management Plan:

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented

and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- the anticipated number, frequency and types of vehicles used during construction
- HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's. the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant,
- materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- a commitment to no burning on site,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works,
- methods to control dust from the site.

Private Sector Housing: - No comment

Technical Services: - Thank you for the opportunity to comment upon this application. We have the following comments on flood risk and surface water drainage.

Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objections to the proposals.

Surface water drainage- the application includes an increase in building area, but limited to no increase in impermeable area. Due to the scale and location of development we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

Lancing Parish Council: - No comment

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant considerations here are the impact of the development upon the character and appearance of the locality, amenity and impact upon employment.

Visual impact and amenity

The proposed rear extension is large in footprint however it is to the rear of the existing building using existing floor area which is currently used for multiple storage containers all in use and stacked up. The loss of these containers will be a visual improvement to the site mainly from those premises either side and amenity will be improved here. The extension will be finished in materials to match and will be the same height and design of the existing building. It is set back from the highway and not clearly visible, it will be seen from neighbouring buildings but will not be harmful or overly prominent. It is wider than the existing building however due to the significant setback this is not clearly visible and is not harmful in this case.

The front extension will increase the bulk of the building and will be clearly visible, however the removal of the flat roof will be a visual improvement and will improve the upkeep of the building. Again it will match the existing building height. The building currently looks in need of visual improvement and the use of off white cladding to the first floor will replace the discoloured render and give the building a new contemporary appearance improving the space provided on site and its impact upon the street scene and surrounding locality.

Employment and Business Use of the site

The business at this site is clearly flourishing and space is not available currently, the extensions will give rise to increased floor area for the business to continue to function well and improve the upkeep of the overall building. This will in turn contribute to local employment and support this local business within this employment site within the district. Policy 25 of the Local Plan states that the upgrading of existing employment sites and buildings will be supported within Lancing Business Park.

Land Contamination

A Contaminated Land Report has been submitted with the application and Environmental Health have recommended the above condition. The applicant's agent has requested that this condition be worded to relate to the rear extension only so work can progress on the main building in terms of weather proofing and maintenance. This is a reasonable request and the condition is set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Prior to commencement of the rear extension hereby approved, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by theLocal Planning Authority:
(1) A site investigation scheme, based on Preliminary Ground Contamination Risk Assessment Report (ref. R15230 dated 15 June 2022) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
(2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
(3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
4. No development shall take place, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- the anticipated number, frequency and types of vehicles used during construction
- HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's. the method of access and routing of vehicles during construction,
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- the loading and unloading of plant,
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- a commitment to no burning on site,
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- details of public engagement both prior to and during construction works,
- methods to control dust from the site.

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: Hannah Barker Date: 1st August 2022

Authorised by: Peter Barnett Date: 1 August 2022