Development Management - Delegated Officer Report

Application Number: AWDM/0707/22 Recommendation – Approve

Site: 57 - 60 Dolphin Road, Shoreham-By-Sea

Proposal: Proposed alterations to existing building to create two-storey entrance (units 6-9)

Date of site visit: 10 February 2021 in connection with AWDM/0126/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a block of two storey units (Units 6-9) at the eastern end of the Dolphin Road Business Park that are occupied by the food producers 'Higgidy'. They are aligned north-south with the ground floor predominantly used for food production and the first floor used for ancillary purposes, including offices and staff facilities (canteen etc).

The buildings are brick, with some white horizontal cladding at first floor level.

Permission was granted to construct a single storey extension on the rear (east) of the units, to provide additional floorspace for use in association with cold storage, production, and packing under reference AWDM/0318/21.

The applicants own a number of other buildings in the area, in connection with their food production operations, including the units directly opposite the site to the west.

This application proposes a flat roofed two storey extension to the front (west) of the building to create a new entrance. The proposal includes providing a platform lift to enable enhanced access to the first floor. The works would include the removal of an existing covered canopy and the construction of a two-storey addition that would measure 4m wide and 4m deep, with an angled entrance. It would be attached to the front (west) elevation of Unit 8, and the side (south) elevation of Unit 9, within a recessed area.

It would be part glazed on both floors with larch cladding. A single parking space would be lost.

Relevant Planning History

Numerous applications, including that referred to above

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The proposals will result in a small change in the parking arrangements at the site with one space lost with the reconfiguration of the site. In reviewing the

standalone impact it is evident that the proposed development for a two storey addition to the site will have a negligible impact on the operation of the local network. The National Planning Policy Framework (NPPF) paragraph 111 indicates that development should only be resisted where the cumulative impact is severe. The development would not have a detrimental impact on the operation of the junction onto the Dolphin Road, therefore the impact is not considered to be severe

Adur and Worthing Councils: The **Environmental Health** Officer has no objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

Policy 25 recognises the Dolphin Road Industrial Estate as a protected employment site where proposed conversions to uses other than employment (B1, B2 and B8 of the Use Classes Order) will be resisted. The upgrading of existing employment sites and buildings will be supported.

This proposal fully accords with the aims of Policy 25.

Visual amenity

The extension is to the front of the existing main Higgidy business premises but is set back from the road as that part of the building is within a recess.

The site is not widely visible and the new entrance would have a light, contemporary appearance. It will sit level with the eaves line of the existing building and will be a subsidiary addition.

Residential amenity

There are no residential properties in close proximity to the site. The nearest houses are around 90m away and screened from the proposal byt the existing building.

Parking and Access

One parking space will be lost and another will be widened to create a disbaled parking space. The proposal will not significantly impact on overall

parking for the Higgidy business and no increase in staff numbers is anticipated as a result of this extension.

There are no highway objections to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: 6 June 2022
Authorised by:	Gary Peck	Date: 6 June 2022