Expiry Date - 19/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0179/10 **Recommendation – Permit Application**

Site: **4 Elm Business Units Chartwell Road Lancing West Sussex**

Proposal: **Insertion of new first-floor windows to east elevation and groundfloor fire escape door to south elevation**

The Application

Elm Business Units are located on the eastern side of Chartwell Road, in the north-east of the Business Park, adjacent to the recently developed Orme Close residential area (ADC/0531/08). The site is allocated for business, industry and warehousing within the Local Plan Proposals map.

Unit 4 is located centrally, and adjacent to a protected elm tree (162/2/89/L), and cycle storage area. The unit currently provides 139.5 square metres of floor space, however permission has recently been given for a mezzanine floor to be erected within the unit (ADC/0126/09).

Permission is now sought to insert two windows into the east elevation of the building at first floor level, to serve the offices created with the erection of the mezzanine level. The northernmost window would be 1.1m by 1.1m, whereas the other would be 1.1m high, by 2.2m wide. An emergency exit door is also proposed in the southern elevation of the building onto the footpath.

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AE2, AB25.

Planning Assessment

Policies

Policy AE2 of the Local Plan states that permission will be granted for the development of land (including changes of use of buildings) for 'B1' and 'B2' business and industrial purposes, except where development proposed is in

close proximity to residential areas where the District Planning Authority will require any industrial development to be restricted to a 'B1' use class.

Approvals shall be subject to suitable access and parking arrangements being provided the design of the development being acceptable having regard to local environmental conditions and the submission and approval of a landscaping scheme.

Visual amenity
The eastern elevation of the building is made up of a 2.2m high brick built plinth with profiled metal sheeting above. Currently there are a series of double height windows towards the northern end of this elevation serving as the main source of light to the buildings interior. The existing large window is 3.2m wide, by 4.5m in height.

The proposed windows would be organised to match the main subdivisions of the larger window. With the pair being 1.1m high by 2.2m wide, and the single window being 1.1m square.

The proposed new windows would be in proportion with the divisions of the existing larger window, and aligned to be at the same height. Their spacing is such that they would not appear cramped or unsympathetic, and the frames are proposed to match in colour the existing blue framework.

The proposed fire door is appropriately located onto the side of the green space at the centre of the adjacent business units. The colour of the door is proposed to match the blue detailing of the existing building, and is considered to be appropriate.

Residential amenity
Directly to the east are the recently built residential properties in Orme Close, on the site of a former Care home. The closest flats to the site are No's 1-6, which have habitable windows in their west elevation. They are located approximately 40m from the side of the application building across a road, and open green space. It is therefore not considered that the proposed windows would result in a loss of privacy to the residential properties in Orme Close.

Protected trees
The proposed door in the south of the building would not have an adverse impact on the health of the protected tree in any way.

Recommendation

APPROVE for reason that :-

1PPi amended (AG1, AE2)

1. C1Ci

2. C12Ei – amended
...development hereby permitted shall, prior to commencement of use, be completed to match in design....etc (AE2)
3. C18G – amended
The external door hereby approved...etc
Reason: *In the interests of amenity and to comply with policy AE2 of the ADLP.*
4. The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan 5142/L02: site plan 5142/100 Rev N; elevations and floor plan D/5368/D, date stamped received 24 May 2010.
Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date 21.06.10 CB 21/6