Development Management - Delegated Officer Report

Application Number: AWDM/0043/14 **Recommendation – Approve**

Site: **Unit 4 Malthouse Trading Estate, Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RJ**

Proposal: **Change of use from Class B1(c) to Class B8 storage and distribution with ancillary trade counter. Enlarged roller shutter door and other alterations to west elevation (retrospective)**

Date of site visit: 27 January 2014

Neighbours checked: Y

Additional neighbour notifications: Y (Screwfix, Unit 3)

Proposal, Site and Surroundings

The application relates to an industrial (B1) unit on the north side of Brighton Road which has recently been occupied by Howdens Joinery Co., a B8 operator serving the building trade and storing kitchens, bathrooms and associated products. The unit has a trade counter which is described as ancillary to the primary storage use.

The application seeks to regularise this change of use and external alterations to the west elevation comprising the provision of a larger roller shutter door, new fire exist door and new entrance door and window.

The site is adjacent to a similar unit to the west occupied by Screwfix under a B8 consent and there are various other large industrial sheds on the north side of the road and to the north of the railway line, with more open industrial uses to the south of Brighton Road.

Relevant site history

None relevant

Consultations

West Sussex County Council: The Strategic Planning Highways Officer has no objection.

Adur & Worthing Councils: The Environmental Health Officer has no objection

Network Rail: No objection

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site lies within an industrial area which is identified in the existing Local Plan as being suitable for B1, B2 and B8 uses. The Draft Adur Local Plan identifies the site as being within the Dolphin Road Industrial Estate. Draft policy 11 seeks to protect the area for business use. Improvements and upgrades to meet modern business standards will be supported and encouraged.

The proposed use is for Class B8 with ancillary trade counter. [The submitted plan shows the reception and trade counter at approximately 42 square metres in area, only 4% of the total floor area.] The applicant's Supporting Statement states that Howdens Joinery comprises a Class B8 trade counter operation aimed at local builders. They cater for trade based custom on an account basis and are not aimed at the general retail market. All customers must apply for a Credit Account and are required to have a Company Registration Number. The ancillary trade counter is a subordinate part of the use of the premises. There is no window display and a site visit revealed that the trade counter area is separate from the warehouse area.

The use is similar to that operated by Screwfix in the neighbouring unit to the west. Conditions are considered to be necessary to restrict the size of the trade counter and to ensure the property is retained in an employment use (Class B8) rather than become akin to a retail use. This can be satisfactorily achieved by restricting the sales area to the trade counter shown on the submitted plan.

Visual amenity

The external alterations are relatively minor and do not have a significant impact on the appearance of the building or the street scene of Brighton Road.

Residential amenity

There are no residential properties affected by this proposal. Consequently, restrictions on opening hours and delivery times are not considered necessary.

Accessibility and parking

The site is accessed off Brighton Road and there is no alteration to the existing access. The Highways Officer does not have any safety or capacity concerns in respect of the development.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help support local economic growth and facilitate employment provision without detraction from highway safety or detriment to the amenities of nearby residential occupiers. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AE2, AE4) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked or stored or displayed on the site except within the buildings or a designated refuse storage area.
3. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to the building.
4. The premises shall only be used for purposes within Class B8 (Warehousing, Storage and Distribution) of the Schedule to the Town and Country Planning (Use Classes Order) 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification).
5. No sales shall take place from the premises other than from the ancillary trade counter shown on the submitted Layout Plan. The extent of the trade counter shown on the submitted Layout Plan shall not be enlarged or otherwise altered unless in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
6. Permission relates to approved plans

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: 25 February 2014

Authorised by: Gary Peck Date: 26 February 2014