Development Management - Delegated Officer Report

Application Number: AWDM/1715/19 Recommendation – Approve

Site: 46 Dolphin Road, Shoreham-By-Sea

Proposal: External alterations including new window to west elevation, replacement windows to south elevation, alteration to ground floor south elevation window, replacement timber cladding with timber infill panel, new security gate and fence and relocation of sign.

Date of site visit: 5 December 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an industrial building occupied by Infinity Foods on the Dolphin Road industrial estate. Permission is sought for minor external alterations and for the erection of a new 2.4m high security gate and mesh fence across the access road.

Relevant Planning History

AWDM/0585/12 - Change of use from B2 (Industrial) to B8 (warehouse and distribution) together with part demolition of front ancillary office building to provide new servicing area including alterations to existing access and provision of new vehicular exit, and 2.4m high perimeter fence and gates – approved

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The site benefits form 2 no. established access points on to Dolphin Road, one to the West another to the East.

The submitted plans indicate that all proposed works will be located upon a private access road. This utilizes the Western access point from Dolphin Road and is set back a minimum of 50 metres from the nearest publicly maintained highway. The proposed works are not anticipated to generate any parking demand or intensification of use of either access points.

Adur and Worthing Councils: The **Environmental Health (Public Health)** Officer has no adverse comments to make

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 4, 11, 15, 25
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The site lies within an area identified for industrial use in the Adur Local Plan. Improvements and upgrades to meet modern business standards will be supported and encouraged.

Visual amenity

The alterations to the windows are minor changes which will not have a material impact on the appearance of the building.

The proposed fence and gate was previously approved in 2012 but never erected. There are numerous examples of fencing in the locality on this industrial estate and it is not considered therefore that the proposed fence will be out of character.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 2 January 2020

Authorised by: Gary Peck Date: 6 January 2020