PC ~~9/9/08~~
Expiry
3/10/08

Development Control – Delegated Officer Report

Application Number: ADC/0402/08 **Recommendation – Permit Application**

Site: **6 Harbour House Harbour Way Shoreham-by-Sea West Sussex**

Proposal: **Replacement roof and south side window in existing structure on roof**

The Application

Harbour House is an existing flat-roofed two-storey former office building which has been converted to 9 'live-work' units. There is offstreet parking at the front of each unit for one vehicle plus a shared car park to the west of the building. To the west of this car park and also directly to the rear is the Harbour Trading Estate. Opposite, on the south side of Harbour Way are residential properties.

Temporary permission for 4 years was granted for a storage container in the north-west corner of the Harbour House car park, ADC/0239/08. The applicant stated that this container was required to provide additional storage in relation to 6 Harbour House which is currently being used as a design studio for the production and design of artefacts including larger items of furniture and smaller items such as jewellery.

Due to concern over the temporary nature of this permission the applicant proposes to utilise an existing flat roof structure which is on the flat roof of the building. This is currently redundant, previously housing a water tank. Permission is sought to increase the height of the south side wall of the structure by 0.1 metres to allow water drainage. Also proposed is the insertion of two windows to match the existing building, on the south elevation. The applicant proposed to use this space for storage on a permanent basis in place of the previously approved storage container.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, NE1, NE5-6, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AT4, AE16-17
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)

PPG4 'Industrial and Commercial Development and Small Firms' (DoE1992)

Planning Assessment

Policies

Policies NE5-6 generally support development related to businesses in the interests of economic regeneration. AE16 states that within built up areas permission will be granted for alteration of existing business premises which are required to improve the efficiency of existing businesses. This is provided that on-site parking arrangements and access to the public highway are acceptable and there are no adverse effects on the amenity of nearby residents. AE17 and AT4 resist intensification of business uses on Shoreham Beach if it would lead to unacceptable HGV traffic or pollution.

Visual Amenity

The existing roof structure is not visible when viewed from adjacent streets due to the height of the building and its positioning on the roof, although it is visible from more distance view points and from first floor windows of the dwellings opposite.

It is considered that the proposed slight increase in height of the southern wall and insertion of windows will not have any adverse impact in this case with regards to visual amenity and impact on the street scene. From distant views there will be no greater impact than existing. Amended plans have been received which show a minor change to the window detailing to match the existing windows in the building and these are acceptable.

Residential Amenity

The proposed windows will face onto the houses on the south side of Harbour Way. There is already overlooking from the ground and first floor windows of Harbour House onto the properties opposite therefore there is not considered to be any adverse impact in this case.

Recommendation

APPROVE for reason that :- 2PPii

1. C1Ci
2. C12Ei
3. C14Aii– 17th September 2008

Case Officer.....Barber.....Date.....19/9/08

PB 19/9/08