Expires 15/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0413/07 **Recommendation – Permit Application**

Site: **Unit C Dolphin Way Shoreham-by-Sea West Sussex**

Proposal: **Installation of 2 no. temporary 6.08 x 3.27m portakabins**

The Application

The application site is the Apex House warehouse unit on Dolphin Way, Shoreham that is currently occupied by Southern Paper. This proposal seeks permission to install two portakabins, one on top of the other with an access staircase, adjacent to the office entrance on the north west corner of the loading bay/car park fronting the unit. The portakabins will be 20m² each and are intended to house additional office space for a temporary period until a more permanent solution is found.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AE16
Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005) : LOC1, DEV1, NE5

Planning Assessment

Policies

Policy AE16 of the Local Plan states that the 'Planning Authority will permit alterations or improvements of existing business premises which are required to improve the efficiency of the existing business'. This is on the proviso that satisfactory parking arrangements and accesses are retained, and that any proposal would have no significant adverse effects on the amenity of nearby residents.

Visual Amenity

The portakabins will be located on the west side of the front loading bay/car park and will reach a height of 5.2 metres. A 2.9 metre fence will sit on the west side with a further warehouse unit beyond. The nearest residential units will be 44 metres to the west across the neighbouring unit. There are no other residential properties to the north, east or south.

Access and Parking

As the portakabins will be located to the north west of the loading bay, no parking or loading spaces will be lost.

Other Issues

Given the material nature of portakabins, and the applicant's intention for them to be temporary, it is logical that a temporary permission is granted for a period of three years. This will allow the Local Planning Authority to retain control over structures that can deteriorate in appearance over time, and will encourage a longer term solution to the office space issues to be found. It is not considered that, in the short term, the portakabins will afford any detriment to the area and will allow the business to operate more efficiently, thus corresponding with policy AE16 of the Local Plan.

Recommendation

APPROVE for reason that:

5PP: '...detract from the local environment it is...for the needs of the business, thus minimising conflict with policies AE16 of the ADLP and NE5 of the WSSP.'

Subject to:

1. C1Ci
2. C1Di: 'The portakabins hereby permitted...period ending 31 October 2010. Reason: To retain control over a structure that, owing to its construction materials, is likely to deteriorate.

Case Officer..... Date 15/10/07

Peter Catham

Recommendation

APPROVE

Subject to:

1. C1Ci
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Case Officer.....

Date....10/10/07.