Development Management - Delegated Officer Report

Application Number: **AWDM/1076/12** **Recommendation –** Pending

Site: **Unit 9 Wayside 7 Commerce Way Lancing**

Proposal: **Proposed subdivision into 5 B2 Industrial units application for Lawful Development Certificate**

Date of site visit: 04.07.12 (at time of withdrawn application AWDM/0787/12)

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings
The application relates to a single industrial B2 building 15.8m wide, by 30.8m in depth (486sqm floor area total). The existing building is currently a single commercial premises with some partitioning towards the northern side. The building has roller shutter doors in the south side (x2) opening onto a small forecourt, and north side (x1) opening onto the shared access road which encircles the unit. The west elevation has two windows and one door within it. The curtilage of the building extends to the south by 4.6m, and to the west by 7.5m – 8m. The building abuts the curtilage to the south.

An application for a Lawful development Certificate has been submitted for the internal subdivision of the building into 5 x B2 General Industrial Units, with associated external alterations. The external alterations comprise the addition of two roller shutter doors and two pedestrian doors within the west elevation. No other external alterations are proposed.

Relevant site history
AWDM/0787/12 – Proposed conversion of building into 5x B2 Units. Withdrawn - Part of the alterations (insertion of a roller shutter doors in the north elevation) were within 5m of the curtilage.

Relevant Planning Legislation
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010, Part 8 Class A The erection, extension or alteration of an industrial building or a warehouse.

Planning Assessment
The proposals are clearly 'development' as defined by section 55 of the T&CP Act 1990.

The relevant Class A of Part 8 of Schedule 2 to Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 confers permission (termed 'permitted development') for such alterations. They contain a number of limitations:-

The relevant limitations being –
(c) Any part of the development would be within five metres of any boundary of the curtilage of the premises. - The alterations to the exterior of the building which comprise the addition of two roller shutter, and two pedestrian doors would be within the west elevation of the building, where the curtilage of the site is at its closest 7.5m.

(f) The development would lead to a reduction in the space available for the parking or turning of vehicles. - The proposed subdivision would not result in a reduction of car parking spaces or turning.

Recommendation

That a Certificate of Lawfulness be issued.

Description: Proposed subdivision into 5x B2 Industrial units, application for Lawful Development Certificate

Land at: 4 Unit 9 Wayside 7 Commerce Way Lancing West Sussex BN15 8SW

The proposal constitutes 'permitted development' under Class A, of Part 8 of Schedule 2 to Article 3 of the Town & Country Planning (General Permitted Development) (Amendment) (England) Order 2010.

Case Officer: C. Hone Date: 28.09.12

Authorised by: Gary Peck Date: 3 October 2012