PC
8/9/08

Expiry
16/10/08

Development Control – Delegated Officer Report

Application Number: ADC/0421/08 **Recommendation – Permit Application**

Site: **Steelworks Fabrication Plant Graham Wood Structural Ltd Chartwell Road Lancing West Sussex**

Proposal: **Structure for housing switchgear**

The Application

The site is located within the Lancing Industrial Estate, the main building is three storeys with a pitched roof and is surrounded by other warehouse and office style buildings.

Permission is sought for the erection of a steel framed structure with a sloping roof, with a maximum height of 6 metres, 6 metres wide and 2.5 metres in depth. The structure is to be attached to the existing building, an open structure on the bottom section and an enclosed section at the top clad to match the existing building. The structure is required to accommodate replacement of the factory's switch gear that will be enclosed within the top half of this structure.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AE2, AE4

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1).

Policy AE2 encourages the development of land for business and industrial purposes falling within Use Classes B1 and B2 provided that the design of the development is acceptable having regard to local environmental conditions. In close proximity to residential areas industrial development will be restricted to B1.

Visual Amenity

The site lies within an Industrial estate and is not widely visible from outside the estate. The building where the structure is to be attached is much larger than the structure itself and therefore it will not be dominant and is screened by the existing building. It is also set back from the highway and therefore not clearly visible. The structure will be clad in materials to match the existing building.

Residential Amenity

The building is set within the Industrial Estate and there are no adjacent residential dwellings to be affected in this case.

Recommendation

APPROVE for reason that :- ~~APPH~~ 1PPi

1. C1Ci
2. C12Ei – DEV1, AE2

Case Officer.....Date.....18/9/08

PB 18/9/08