Development Control – Delegated Officer Report

Application Number: AWDM/1612/16 Recommendation – APPROVE

Site: Unit 1-2 Marlborough House, 28 Chartwell Road, Lancing Business Park, Lancing, BN15 8TU

Proposal: Erection of two new loading bay canopies for deliveries and removal of palisade fencing along Chartwell Road and new dropped kerb along whole length of reconfigured parking area.

Date of site visit: 22.12.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an industrial building within the Lancing Business Park. The building is brick faced and has no architectural quality about it other than the series of triangular structures on the roof, which are a northern lights roof.

The building has 2 no. large shutter openings for large vehicles/plant. The units face onto Chartwell Road, and between it and the road is a car parking area, with metal palisade fencing across the whole frontage of the car parking area. A dropped kerb currently exists.

Lancing Business Park contains many industrial buildings, many typical designs but some not. They are built for purpose. The street system within the Business Park is largely one way, as is Chartwell Road.

Proposal

Permission is sought to provide 2no. canopies to be positioned over the existing large shutter openings. The canopies are flat topped fixed to the building with posts on each front corner for support. The canopy roofs measure some 4m deep x 4.6m wide x 5.4m high.

The existing metal Palisade fencing along the site frontage will be removed, and the existing dropped kerb will be widened to take in the whole frontage.

The car parking spaces will be reconfigured to provide 9no. spaces. Access to the spaces will be directly off the road to each space.

The pedestrian pavement will be marked by the provision of white road paint

Planning History

L/40/00/TP Sub-division of warehouse into 4 units (for Class B1 Business, B2 General Industrial, and/or B8 Storage with alterations including infill beneath canopy. Approved.

Consultations:

WSCC: Highways

"The proposal to erect two canopies over existing openings and re-arrange the car parking to provide 1 additional space, and extend the existing dropped crossover at Unit 1-2 Marlborough House, has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway."

Representations:

Lancing Parish Council : No objections

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AE16
Submission Adur Local Plan 2016: P15; P26
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed canopies, within the existing Business Park. The key concerns are the effects on the visual amenities and character of the locality.

Visual Amenity

The proposed canopies would be noticeable in the street scene, but it is considered that they will not look out of keeping with all the other variable extensions/add-ons to the existing industrial buildings. Indeed, it is considered that the canopies would add some architectural interest to the existing building.

With regard to the open parking, that would be readily assimilated within the street as there is currently full parking taking place on the streets. The side of the road relating to the application site, has double yellow lines, thereby allowing the free movement of vehicles into and out of the site, whilst at the same time the proposal does not interrupt the existing on street parking. The pedestrian footway will be replaced by white road paint, thereby maintaining the footpath for pedestrians.

Amenity

The canopies and removal of the metal palisade fencing to provide open parking are not considered to have a demonstrable impact onto the existing amenities of the Business Park.

Recommendation

APPROVE subject to the following conditions:-

1. Plans
2. Standard time limit
3. The materials of the 2no. canopies hereby permitted, shall be in accordance with those indicated on the submitted plans.
4. The metal palisade fencing when taken down, shall be removed from the site and where necessary, the land made good to the satisfaction of the LPA
5. No use of re-configured parking spaces or access thereto until satisfactory crossing in public highway

Informative

1. Approved without amendments.
2. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 30.12.2016

Authorised by: Jo Morin Date: 04.01.2017