Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0473/16

Site: **Hall Business Centre 41 Dolphin Road Shoreham by sea**

Proposal: **Proposed single-storey side extension to Unit 6**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single-storey side extension to Unit 6 to measure (at max) 4.6 metres in height, 11 metres in length, and 4.4 metres in width.

The application property is on an industrial estate and consists of a terrace and separate pair of purpose built industrial units. The extension relates to the end of the terrace (Unit. 6). It is to be used for additional storage.

The site is situated in an outer suburb of Shoreham, with the immediate setting having a commercial character.

Relevant Planning History

SU/173/05/TP
Conversion of laundry to 8 industrial 'starter' units (including demolition of plant/boiler building & provision of access road and parking)
Approved Conditionally 10-10-05

AWDM/0564/15
Extension to east elevation to provide single storey additional office/storage building
Withdrawn 27.05.2016

Consultations

Southern Water: *Exact position of foul rising main and combined sewer must be determined on site by applicant before layout is finalised. No development or new tree planting should be located within 3 metres either side of centerline of foul rising main. No development or new tree planting should be located within 3.5 metres either side of centerline of combined sewer. No new soakaways located within 5 m of public sewer. All existing infrastructure should be protected during course of construction works.*

West Sussex County Council Highway Authority: *The proposal is to add a small extension to the side of unit 8 and unit 6 for storage reasons. The application documents are limited and there is no planning or Design & Access Statement provided. From the plans submitted it is understood by the LHA that there will be*

no changes to access arrangements or parking on the site. It is also understood that the extensions are for storage only and not office space. As such the proposal would not be likely to generate any significant vehicle movements above and beyond those already occurring along Dolphin Road. The LHA have considered whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site. It is not expected that there would be any significant changes to trip generation to an extent that could be considered to have a severe impact on the local highway network. ***Conclusion*** *The National Planning Policy Framework (NPPF) states that development should only be prevented or refused on highway grounds where the residual cumulative impacts of the development are severe. The LHA do not considered that this development would result in any impacts on the local highway network that could be considered severe. No highway objection would be raised. The LHA would advise the following condition. Construction plant and materials. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction. Reason: To avoid undue congestion of the site and consequent obstruction to access.*

Adur & Worthing Councils Environmental Health: *No adverse environmental health comments regarding the above application. Impose full contamination condition if groundworks*

Adur & Worthing Councils Senior Tree and Landscape Officer: *I have looked at this proposal and I do not consider that it will have any effect on the adjacent row of trees in the grounds of Kingsland House. I therefore have no objections or concerns regarding trees.*

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Adopted Adur District Local Plan 1993-2006 (saved policies): AG1, AE2
Adur Local Plan (submission) policies: 1, 2, 4, 15, 19, 26, 29, 35

Planning Assessment

Principle

Upgrading of industrial stock is acceptable in principle

Visual amenity

The scale of the extension is subservient to the terrace. The exterior materials and finishes would be suitable for the industrial appearance of the unit.

Residential amenity

Residential dwellings are sufficiently distant from the extension at unit 6 to avoid harm to the living conditions of occupiers.

Parking and Accessibility

By virtue of site visit, it has been revealed the cycle and bin stores that were stipulated as a requirement of the 2005 permission have never been provided.

When challenged on this, the landowner claims there is no demand for these and informal arrangements exist where staff store bikes inside the premises.

Whatever the eventual outcome to this situation, the extension currently under consideration is not believed to generate a material need or demand for cycle use beyond what currently exists.

The submitted plan shows the parking provision for each of the units (this was never provided in the 2005 permission). The Highway Authority does not believe the extension would generate a material parking/traffic trip beyond what currently exists.

Protected Trees

Mature trees to the north boundary are preserved by way of an Order. These retain their amenity value, with the additional function of providing amenity of the occupiers of the bungalows to the north.

The extension at Unit 6 is sufficiently physically removed from the trees to avoid harm to their health/longevity.

Previous conditions

The industrial estate redevelopment was conditionally approved in 2005 subject to operational constraints that safeguarded amenities, in particular neighbouring residents.

It is prudent to re-impose these for continuity and future safeguarding.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. The external walls and roofs of the extension hereby permitted shall be completed to match those of the existing host building.

Reason*:* In the interests of visual amenity to comply with saved policies AG1 or AE2 of the Adur District Local Plan and Adur Local Plan 2016 (submission) policy 15.

4. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

   Reason: To avoid undue congestion of the site and consequent obstruction to access to comply with relevant national policy set out in the National Planning Policy Framework

5. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

   (1) A preliminary risk assessment which has identified:-
   - all previous uses;
   - potential contaminants associated with those uses;
   - a conceptual model of the site indicating sources, pathways and receptors; and
   - potentially unacceptable risks arising from contamination at the site.

   (2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

   (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

   (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

   Any changes to these components require the express consent of the Local Planning Authority.

   The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in

development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with pollution control policy in the National Planning Policy Framework and Adur Local Plan 2016 (submission) policy 35.

6. The extension hereby permitted shall not be occupied until the access facilities and parking spaces with respective allocations shown have been provided on the land in accordance with the plans hereby approved. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the units concerned.

   Reason*:* In the interests of amenity and highway safety and having regard to sustainable transport policies set out in the National Planning Policy Framework and Adur Local Plan 2016 (submission) policy 29.

7. No working, trade or business whatsoever (including arrival, reception or dispatch of deliveries) shall take place on the premises except between the hours of:-

   7.00 am and 7.00 pm of the same day, Monday to Friday
   8.00 am and 1.00 pm on Saturdays

   nor at any time on Sundays or Public Holidays.

   Reason*:* In the interests of amenity having regard to saved policies AG1 or AE2 of the Adur District Local Plan and Adur Local Plan 2016 (submission) policy 15.

8. No external lighting or floodlighting shall be installed on the north side of the units.

   Reason*:* In the interests of amenity to minimise visual pollution and to comply with saved policy AP9 of the Adur District Local Plan and Adur Local Plan 2016 (submission) policy 15.

9. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the buildings or within enclosed storage areas approved in writing by the Local Planning Authority.

Reason*:* In the interests of amenity and to retain adequate off-street parking space having regard to saved policies AG1 or AE2 of the Adur District Local Plan and Adur Local Plan 2016 (submission) policy 15.

10. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to within the buildings.

Reason*:* In the interests of amenity and to retain adequate off-street parking space and to comply with saved policies AG1 or AE2 of the Adur District Local Plan and Adur Local Plan 2016 (submission) policy 15.

11. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the buildings to which this permission relates shall not be further extended or altered externally or any incidental building erected.

    Reason*:* In the interests of amenity and the environment and to retain adequate off-street parking space to comply with saved policies AG1 or AE2 of the Adur District Local Plan and Adur Local Plan 2016 (submission) policy 15.

12. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external plant or machinery shall be installed, erected or replaced on the application site.

    Reason: In the interests of amenity and the environment and to comply with saved policies AG1 or AE2 of the Adur District Local Plan and Adur Local Plan 2016 (submission) policy 15.

13. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the extension hereby permitted shall be used only for storage purposes incidental to the permitted B1 'business' and B8 'storage and distribution' Use Classes of the units as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

    Reason*:* To protect and enhance an existing employment site and premises, in the interests of amenity, and to retain adequate off-street parking space having regard to saved policies AG1 or AE2 of the Adur District Local Plan and Adur Local Plan 2016 (submission) policy 26.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments

to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Southern Water

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 31-3-2017

Authorised and signed by: Peter Barnett Date: 3 April 2017