Development Management - Delegated Officer Report

Application Number: AWDM/0819/14 Recommendation – Approve

Site: 47 Dolphin Road, Shoreham-By-Sea
West Sussex, BN43 6PB

Proposal: New entrance door, windows and decking to east elevation. New window, double entrance doors, ramp and handrail to south elevation. New entrance gates.

Date of site visit: 1 July 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an industrial building on the Dolphin Industrial Estate. It is set back from the road and has a large covered forecourt at the west end of the front of the building. It is to be used as storage and distribution centre for VW Heritage.

The application is proposing the following:

- New entrance door, window and ramp to south elevation
- New doors, windows and decking to the east elevation
- New steel lattice security gates on roller frames to each side of the site entrance, 1.5m high

A wholesale trade counter for automotive parts is shown on the ground floor measuring in the region of 60sqm. This is a small proportion of the overall floorspace of the building and is considered to be ancillary to the principal B8 storage and distribution use of the premises.

A separate application for new signage has also been submitted under reference AWDM/0820/14.

Relevant site history

None

Consultations

West Sussex County Council: The proposal is for improvements to the existing industrial unit with a proposed gate across the existing access onto Dolphin Road. Dolphin Road can be heavily trafficked at times, however it can be anticipated that movements surrounding the site will not be unduly affected by the proposal for the gate.

There are no highway safety concerns with this proposal.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal involves upgrading existing industrial premises within an established industrial estate and is acceptable in principle in accordance with saved policy AE2, subject to usual amenity considerations. The proposed trade counter is acceptable as shown as it represents a minor total of the overall floorspace and would be ancillary to the main use.

Visual amenity

The proposed changes are minor in nature and do not have a harmful visual impact.

Residential amenity

There are no residential properties affected by this proposal.

Parking and Access

Existing parking is unchanged but new entrance gates are proposed which will be steel lattice security gates supported on roller frames on each side of the existing entrance, 1.5m high.

The Highway Authority has no highway concerns and the applicants have confirmed that the gates will be open between 8am and 6.30pm to ensure vehicles will not be waiting on the highway.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. No sales shall take place from the premises other than from the wholesale trade counter shown on the submitted Part Proposed Ground Floor Plan drawing no. D14-002 L114 Rev A. The extent of the

trade counter shown on the submitted plan shall not be enlarged or otherwise altered unless in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of safeguarding protected employment land having regard to saved policy AE2 of the Adur District Local Plan.

3. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 11 August 2014

Authorised by: Gary Peck Date: 14 August 2014