Development Management – Delegated Officer Report

Application Number: AWDM/1442/18 Recommendation – APPROVE

Site: Unit 1, 48 Marlborough Road, Lancing Business Park.

Proposal: Over cladding of existing factory roof, replacement of all existing roof lights.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 29th October 2019

Site and Surroundings

This application relates to the Paula Rosa manufacturing, storage, distribution and administration building at the junction of Marlborough Road and Chartwell Road in the heart of Lancing Business Park. Units 48, 50 and 52 have recently been combined to create one large site.

Proposal

Permission is sought to over clad the existing factory roof and replace the existing roof lights. The height of the roof will be slightly increased due to the cladding being placed on top of the existing roof.

Relevant Planning History

AWDM/0095/14 - Demolition of existing store building (B8 use) and replacement with new building for storage and distribution use (B8) at the former no 50 Blenheim Road granted permission under reference .Granted 4.3.14

AWDM/0624/14 - Access links and office expansion for Paula Rosa Manhattan to combine Units 48, 50 and 52 into one cohesive manufacturing, storage, distribution and associated administration complex. Granted 3.10.14

AWDM/0373/18 Replacement of large sliding doors with fixed glazing; new portico, canopy and glazed doors to existing entrance. New windows and door and reconfiguration of existing cladding and new shiplap cladding over existing brickwork. Alterations to entrance floor. Granted 22.05.18

Consultations

Lancing Parish Council: No objection.

Adur and Worthing Council - Environmental Health: Asbestos condition is recommended.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2, 9 and 15.

Planning Assessment

Principle

The policy requirements of the Adur District Local Plan support business uses in the Lancing Business Park. Since the application relates to existing business there is no objection in principle to the proposal.

Visual amenity

The proposed over cladding and replacement rooflights will upgrade the appearance of this outdated industrial premises. Some of the adjacent smaller building have been clad with the Goosewing grey coloured roof coverings which gives an enhanced, contemporary finish to the existing buildings.

An informative has been added relating to asbestos in the light of the proposals here.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans

Informative

1.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.

2. The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property. The Council need to be satisfied that if any asbestos is present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register - and any remedial strategy where appropriate - should be provided prior to works commencing.

Is recommendation contrary to any representations? No

Case Officer signed: Hannah Barker Date: 1st November 2018

Authorised and signed by: Peter Barnett Date: 5 November 2018