Development Management - Delegated Officer Report

Application Number: AWDM/1419/21 Recommendation – Approve

Site: Unit 3, 54 Dolphin Road, Shoreham-By-Sea

Proposal: Proposed alterations to food production facility to include second storey rear extension, alterations to doors and windows including replacement of roller shutter door with glazing on east elevation and new opening with roller shutter door to south elevation; replacement timber cladding, flat roofed enclosure around proposed steam plant on southern elevation, new external plant compound with 4m high fencing on east elevation, new external refrigeration plant with 2m high fencing, 2m high fencing along southern and part eastern boundary. (Units 1-5 Nos 52 - 56 Dolphin Road)

Date of site visit: Seen in connection with AWDM/0126/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to four commercial units in a linear run of five that are aligned north-south, with a front elevation facing east, at the eastern end of Dolphin Road.The site is bordered to the north by an existing commercial unit within the same run, that is already occupied by the applicants, the food producers Higgidy. The applicants also occupy 57-60 Dolphin Road directly opposite the site.

Permission was granted earlier in the year to change the use of the units to Class B2, in connection with food production by Higgidy. No external changes were proposed.

This application now seeks permission for several external changes comprising (as described in the D&A Statement):

- Second storey extension (36sqm) to the rear of the existing second storey of Unit 3 (No. 54) to provide an area for a new lift, meeting space, store and toilet, and consequential internal changes resulting in an additional 41sqm of floorspace at first floor level;
- Replacement of existing uPVC cladding at second floor level with horizontal timber (Siberian larch);
- Alteration and replacement of existing windows to include replacement with new aluminium frame double glazed units (colour slate grey (RAL 7015)), and some with opaque glazing;
- Infilling of existing roller shutter door to Unit 3 (No. 54) with glazing and pedestrian entrance door and vertical timber (Siberian larch) cladding;
- Refurbishment of existing roller shutter door to be repainted slate grey (RAL 7015) in respect of Unit 4 (No. 53) and Unit 5 (No. 52);

- Removal of existing double door and replacement with new window in front (east) elevation of Unit 3 (No. 54);
- Provision of 4m high hit and miss timber fencing around new external plant compound to front (east) elevation of Unit 4 (No. 53);
- Provision of 2m high hit and miss timber fencing around new external refrigeration plant adjacent to south facing elevation of Unit 5 (No. 52); Provision of new flat roofed enclosure around new steam plant;
- Provision of 2m close-boarded fence on inner side of existing hedge along southern and part eastern boundary of site;
- Creation of new opening in south elevation of Unit 5 (No. 52) of 2.4m wide and 2.5m in height to comprise roller shutter closing door;

Relevant Planning History

AWDM/0126/21 - Change of use of Units 2-5 from Use Class B1 to food production (Use Class B2) and ancillary offices - approved.

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Considers the standalone impact that the proposed development will have is negligible on the operation of the local network. The National Planning Policy Framework (paragraph 108) indicates that development should only be resisted where the cumulative impact is severe.

This application will not materially change traffic movements to and from the site, loading and unloading arrangements previously approved, overall highway safety, or the provision of onsite parking. The provision of new plant and equipment within hardstanding areas around the periphery of the site does not diminish the level of parking detailed in the previous planning permission. Therefore the impact is not considered to be severe and no objection is raised.

Adur and Worthing Councils: The **EHO** has no adverse comments to make

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The alterations to the elevations are not considered to have a significant visual impact. A number of new buildings and enclosures are proposed on the south side of the building which will be visible from Dolphin Road, particularly the steam plant enclosure which will be 4m high with additional railings on top around the roof plant. However, there are already a number of existing enclosures and plant at the south end of the building and, in the context of the surrounding industrial estate, it is not considered that adverse visual harm will occur.

Parking and Access

The Parking Plan that was submitted and approved as part of the previous application did not show the provision of any parking on the land to the south of the building, where parking has historically taken place. The proposed plant and enclosures in this area do not therefore reduce the amount of parking to be provided overall and there is no change to the previously approved parking arrangements. This application will therefore continue to provide 28 car parking spaces on the forecourt of the four units (Units 2-5), together with a further 6 parking spaces within the forecourt of Unit 1 (No. 56).

Residential amenity

The proposal will not cause harm to residential amenity given the separation distance involved to the nearest houses to the north and the fact that the new plant will be on the south side, thereby screening them from view of the houses.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 5 October 2021
Authorised by:	Gary Peck	Date: 5 October 2021