DJM TOWN PLANNING LTD.

TOWN & COUNTRY PLANNING ACT 1990

UNITS 27 & 29, MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, BN15 8UF

OVER-CLADDING OF EXISTING ROOF



PLANNING STATEMENT v.2

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1. APPLICATION SITE

1.1 Units 27 & 29 Marlborough Road is a commercial premises on the corner of Marlborough Road and Chartwell Road on Lancing Business Park. The site is the manufacturing and distribution centre for UK Packaging Supplies Limited, who are the current tenants. The building freehold is held by Maurice and Lauren Lee.

1.2 The site has two vehicle entrances, one off Marlborough Road and one off Chartwell Road.

1.3 The premises comprises two units, which are linked as one, single storey factory building with associated offices. Around the building are areas of hardstanding for parking and turning of vehicles. The units have painted, rendered elevations and two pitched roofs clad in corrugated fibre cement boards, with rooflights. There is a flat roof extension to the factory building, one on its east side.

1.4 The units measure 47 metres and 48.5 metres long, and are staggered. Together they are approximately 42 metres wide. The units are 4 metres high to under the eaves and 6.4 metres high to the two ridges. The western unit's south end elevation has a roller shutter door suitable for large vehicles.

1.5 The site is centrally located in Lancing Business Park and surrounded by factories, warehouses and similar commercial premises.

2. PROPOSED DEVELOPMENT

2.1 The application proposes over-cladding the existing roof with insulation and profiled metal roofing sheets. The roofing sheets will be colour coated Goosewing Grey RAL7038, or similar grey hue.

2.2 The works will raise the overall height of the building by 300mm.

2.3 Both pitched roofs would be over-clad, comprising a total area of 1,981m^2.

2.4 The rooflights would be unchanged.



Figure 1: The application site, east side of the factory building



Figure 2: West side of the factory building



Figure 3: Close up of roof to be over-clad



Figure 4: Eastern elevation, parking area



Figure 5: Close up of roof



Figure 6: The warehouse area

3. PLANNING POLICY CONTEXT

3.1 The development plan for the area comprises the Adur District Local Plan 2017 (LP).

3.2 The site is in the Built Up Area Boundary (BUAB) and a Protected Employment Site (Lancing Business Park).

3.3 Relevant LP policies:

Policy 2: Spatial Strategy
Policy 25: Key Employment Sites

3.4 National Planning Policy Framework 2026 (NPPF) policies:

DM3 Determining development proposals
S3 Presumption in favour of sustainable development
S4 Principle of development within settlements
CC3 Adaption to climate change
E2 Meeting the need for business land and premises
DP3 Key principles for well-designed places

4. CONSIDERATION OF PLANNING POLICIES

4.1 Principle of the Development

4.1.1 Policy 2 of the Adur Local Plan permits development within the BUAB, subject to compliance with other policies of the Plan. Policy 25 seeks to protect and enhance existing employment sites and premises and specifically identifies Lancing Business Park as a Key Employment Site. The proposal will facilitate continued investment in, and upgrading of, an established employment premises and is therefore consistent with these policies.

4.1.2 National Development Management Plan Policies (NDMP) in the NPPF support employment growth and adaptation of existing businesses. Policy S2 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

4.1.3 Policy E2 gives substantial weight to proposals that allow businesses to invest, expand and adapt. Policy CC3 adds that substantial weight should be given to the benefits of improving the resilience of existing buildings to anticipated climate change impacts where this would be achieved through proposals for development.

4.1.4 These policies provide a robust framework supporting the over-cladding of the roof at 27 & 29 Marlborough Road. The existing roof is now many years old and in poor condition. It does not provide sufficient insulation to the building and needs upgrading. Over-cladding the existing roofing sheets is the most cost effective way of achieving improved insulation and longevity for the building fabric.

4.1.5 The development will improve the working conditions for staff and lower heating bills, making the business more resilient in the future. This is supported by the economic development policies in the Local Plan and NPPF.

4.2 Amenity and Design

4.2.1 The development will increase the height of the two units by 300mm. This will not impact on the amenity of adjacent premises by way of loss of light or other adverse impact.

4.2.2 The increase is modest in relation to the existing building, which has a ridge height of approximately 6.4 metres, and will not materially alter its scale or massing.

4.2.3 Visually, the over-cladding will upgrade the appearance of the building, covering the worn corrugated fibre-cement boards with Goosewing Grey profiled metal sheeting. The existing roof form and arrangement of rooflights will remain unchanged.

4.2.4 The sheeting is appropriate to the industrial character of this location, responds to context and will integrate with its surroundings, in accordance with DP3 of the Framework.

5. CONCLUSIONS

5.1 This application seeks planning permission to over-clad the existing pitched roofs of Units 27 & 29 Marlborough Road with insulated profiled metal sheeting. The works will refurbish and improve the thermal performance and longevity of an existing employment building within Lancing Business Park, supporting continued investment in the premises.

5.2 The proposal retains the existing form and use of the building and involves only a modest increase in its overall height. The proposed Goosewing Grey profiled metal sheeting is appropriate to the established industrial character of the Business Park and the development will have no adverse effect on the amenity of neighbouring premises.

5.3 The development accords with Policies 2 and 25 of the Adur Local Plan and with the relevant national decision-making policies of the National Planning Policy Framework. There are no adverse impacts which would outweigh the economic, environmental and building improvement benefits of the proposal.

5.4 It is therefore respectfully requested that planning permission is granted.