Expiry Date - 26/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0576/24 **Recommendation – APPROVE**

Site: **Hazelwood Trading Estate Dominion Way Worthing West Sussex**

Proposal: **Proposed refurbishment to elevations Units 1-8**

Date of site visit: 27/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site refers to Units 1 – 8 of Hazelwood Trading Estate. They are the first units on Dominion Way in two sections the first hosting units 1 and 2 with the second hosting units 3 – 8.

Proposal
The application relates to the replacement of windows, doors and sliding shutters. Some existing shutters (on Units 1 and 2) are to be retained but re painted. The metal cladding is to also be replaced and the flash and corner trims are to be replaced.

Relevant Planning History:
None

Consultations:
Environmental Health Public Health: Suggested condition.

Environmental Health - Private Sector Housing: No comments.

Representations:
One representation relating to noise pollution including from motorbikes and the removal of a hedge.

Officer's response: The refurbishment of the units does not relate to the uses or any change of use and as such is not considered as part of the application. There will be a condition added regarding the hours of work for the development described.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2023)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to extensions and alterations to commercial buildings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity
The proposed development relates to the updating of existing industrial units which will be replaced by materials that are similar to the existing. The windows and doors will be updated and in the same location. The new roller shutters will provide greater insulation for the units and are characteristic of the wider industrial estate.

The proposed new materials being used are similar to that of the existing and can be found within the wider industrial estate. The upgrading of the existing units is considered to positively impact the visual amenity of the buildings.

Residential Amenity
There will be limited impact on the neighbouring residential properties through the refurbishment of the units. This is due to the nature of the works which doesn't propose any extensions. In order to protect against any unacceptable harm to the neighbours during construction there is a condition added restricting the hours of operation for the proposed work.

The objection regarding the hedges is noted but this application does not relate to any hedging; it is for the external refurbishment of the units alone. Comments about motorbikes are also outside of the scope of this application as no change of use is proposed.

Recommendation

APPROVE subject to Conditions: -

1. Drawing Numbers
2. Standard Time Limit
3. Hours of Operation

Informative

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.

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

Case Officer: Finlay Gardner Date: 28/06/2024

Authorised by: Louise Prew Date: 28/06/2024