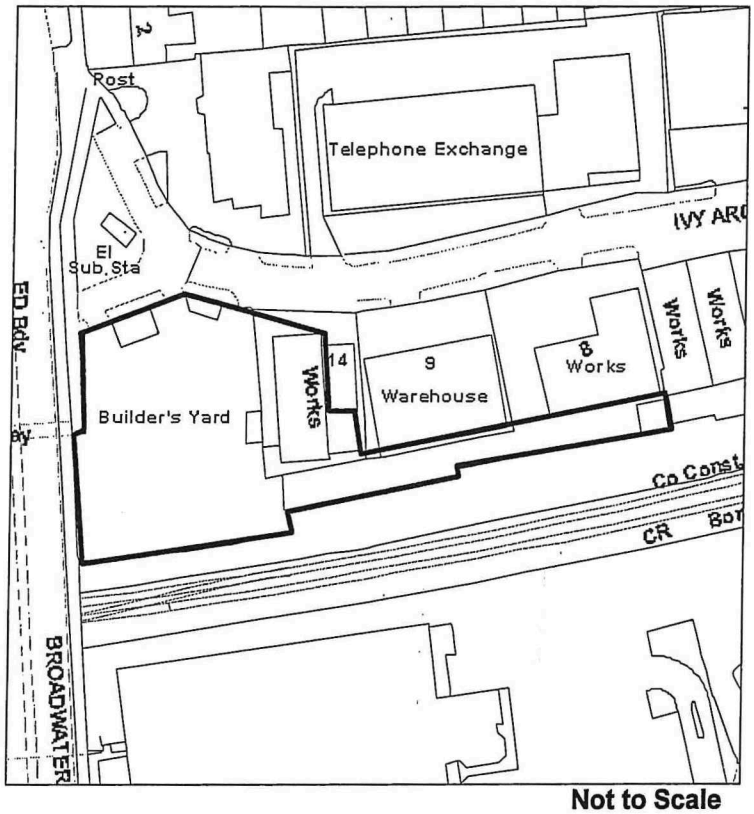
Mr Carl Moore
Mr Nick Neale (Gardiner And Scardifield)

WB/10/0101/FULL
GAI
MPO

Location : Unit 10 Ivy Arch Road

Proposal: Proposed external alterations to existing steel building.



Not to Scale

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1. THE PROPOSAL AND THE SITE

Retrospective planning permission is sought to retain an existing metal storage building at the premises of Gardiner and Scardifield in Ivy Arch Road. The proposal is to enclose the structure in brick and timber. The design would be rustic, with a half-hip roof. Its walls would be of lower facing brick with upper timber cladding. The roof would be lightweight steel sheeting that gives an appearance of tiles.

2. PLANNING HISTORY

Retrospective permission was first refused in November 2007 (WB/07/115/FULL refers) and then again in June 2008, when its retention was sought for three years (WB/08/0379/FULL refers). It was refused because of its detrimental impact upon the appearance of the area. The applicant unsuccessfully appealed against the second refusal and an enforcement notice was served and prosecution proceedings have commenced.

Most recently, an application seeking temporary permission to retain the building on site for 3 years but with a reduced length and change in exterior paint colour (WB/09/0629/FULL refers) was due to be considered by the Development Control Committee in October 2009 and recommended for refusal, but was withdrawn by the applicant before determination.

This latest proposal is a result of detailed negotiations between Officers and the applicant and is considered to be a possible solution without causing a serious disruption to the business from the removal of the building.

3. APPLICANT'S DESIGN AND ACCESS STATEMENT

The applicant has submitted the following Design and Access Statement:

"Existing
The existing building is a steel storage shed located in the yard of Unit 10 in Ivy Arch Road, Worthing. The building measures 7.652m wide and 15.367m long with height of 5.866m. The building was erected unlawfully in 2007 and has been the subject of retrospective planning application and an appeal. These have been unsuccessful. The main building adjacent to the storage shed is a brick built warehouse with a slate roof. The building has 2 floors and has a mixture of offices, shop floor and storage.

Use
The building is used for storage of building materials and is accessed by a large door to north.

Amount
The main objection from the Local Authority and the Inspector is the overall appearance of the structure even though this type of unit is typical in an industrial estate. The Inspector was primarily concerned with the view from Broadwater Bridge. Therefore this application is to alter the external appearance of the existing steel shed. Previous discussions with the Planning Authority have advised the use of similar materials that have been used on the main building.

Scale
The proposed external skin will be constructed tight to the existing steel shed. The height of the building will therefore be raised by approximately 450mm in order to obtain a roof that can structurally support itself without adding weight to the existing lightweight structure.

Layout and Landscaping
N/A

Landscaping
N/A

Appearance
The external walls will be clad with brickwork at a low level and timber cladding at high level. The roof will be clad with lightweight steel sheets to provide an appearance of roof tiles. The windows and doors will be timber to match the existing. All materials are to be agreed with the Local Authority.

Access
The building is accessed from Ivy Arch Road via the main entrance to the north"

4. CONSULTATIONS

The **Executive Head of Health Housing and Community Safety** offers no comments.

5. REPRESENTATIONS

None

6. PLANNING ASSESSMENT

This storage building has been the subject of discussion and negotiation for over two years. Enforcement action has been delayed due to the submission of applications which needed to be determined first, and an appeal which was dismissed. Subsequent discussions with the Economic Development Manager have attempted to balance the business continuity interests of the company with finding an appropriate solution. This proposal appears to satisfy both.

The difference between this proposal and previous applications is the applicant's willingness to disguise the existing metal building within a traditional finish. It is recognised that the metal building is important to the business. Options to relocate it elsewhere in the site have proved to be impractical. Its replacement would be very expensive. This proposal reduces costs to the applicant by allowing its retention on site, whilst safeguarding the appearance of the area which has been harmed by the presence of this building in such a prominent position on a main route into the town.

In dismissing the appeal, the Inspector stated that the simple rounded form of the storage building with a barrel roof and homogenous all metal exterior situated immediately adjacent to a conventional brick warehouse building with a pitched roof, appears out of keeping with its surroundings, incongruous and materially harmful to visual amenity.

By enclosing the structure as proposed, the resultant building would be higher than that existing by some 900 millimetres (although the applicant erroneously states 450mm in his Design and Access Statement). It would also be wider at eaves level by some 3 metres, although the footprint would be very similar in

size. This additional bulk is largely due to the half-hip roof form. However, in terms of its siting, design, massing and overall scale the proposed resultant building would be similar to and in sympathy with the main warehouse building alongside. The choice of brick and timber cladding as external materials and finishes would be in sympathy with the predominately brick faced and tiled roof buildings within the site and the surrounding area.

The only difficulty for the applicant has been the structural requirement for a lightweight steel roof because the existing building could not support the weight of a traditional roof. However, the applicant has sourced a steel roof design which resembles the appearance of traditional roof tiles. Samples would need to be submitted for Officers to be satisfied that the finishes are appropriate. Therefore, it is recommended that samples of all materials, including bricks and cladding, are submitted for approval to ensure that the finished building would be in keeping with its context.

The detailing of the elevations would be simple, rustic and industrial. The false windows provide relief to the blank elevations. However, larger window openings will be required by condition. The main entrance doors would be timber. The precise details would be the subject of a condition. The proposed design is, accordingly, considered to be acceptable but small improvements and enhancements could still be made by conditions.

7. CONCLUSION

The proposal offers a workable solution which would address the Inspector's concerns, subject to the selection of appropriate materials. However, given the long delays in reaching this point, it is recommended that, if approval is granted for this application, then the applicant be given 3 months to complete the works.

8. RECOMMENDATION

Planning permission be granted subject to the following conditions:

1. Within 3 months the approved works to be completed.
2. Samples of external materials and finishes to be provided and approved
3. Notwithstanding the submitted plans, the windows as illustrated are not approved and will be altered to the written satisfaction of the Local Planning Authority.
4. Details of the timber entrance doors to be submitted and agreed.
5. Plans as submitted

9. BACKGROUND PAPERS

Observations of the Executive Head of Health Housing and Community Safety