Expiry Date - 06/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1410/23 **Recommendation – APPROVE**

Site: **Units 1- 2 Silverdale Meadow Road Worthing**

Proposal: **Freestanding cantilever canopy to South elevation**

Date of site visit: 31/10/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is within the Meadow Road Industrial Estate, a Key Employment Area located to the north of Meadow Road and to the west of Dale Road. The unit is within a terrace of industrial units of one/two storeys high, clad in light grey boarding to the upper elevations and bricks below. Many of the units have double height interiors and roller shutter doors. There are a range of businesses within the terrace including an MOT service centre, garage, funeral supplies, aerospace company, packaging, wholesale and dairy supplies. Units 1 and 2 to which the application applies are occupied by Adams Wholesale, cash and carry.

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the installation of a canopy to the front of the building.

The canopy would extend 4m deep x 20.145m wide covering the loading area to the front of units 1 and 2. The canopy would be freestanding with 10 posts at the rear of the canopy set in pad foundations and cantilever beams above to support the roof. The height above ground level would be 4.195m with a sloped roof no higher than the existing roof. The posts and beams would be finished in white powder coating and the roof would be translucent glass reinforced polyester sheeting with UV filter and blue tint.

The canopy is proposed to protect goods from the elements when loading/unloading.

Relevant Planning History:

PREAPP/0095/22 - Proposal for extending the existing building vertically and to the side and rear to provide further storage space. A front canopy is also

proposed - Unable to support due to height contrast with adjoining buildings (this advice applied to the extensions only not the front canopy)

Consultations:

Environmental Health - Recommend the following conditions:

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM11
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the upgrading of existing industrial buildings, providing that the proposed development causes no adverse impact to the visual amenities of the area or the occupants of neighbouring buildings.

The unit is within a key employment area and the proposed investment in to the building to enhance the unit would ensure the continued protection of this site for employment purposes, supporting the local economy.

Visual Amenity

The units are on an established industrial estate set back from the road behind a wide banked verge, car park and forecourt. The building is visible from the road but viewed against a backdrop of the surrounding industrial estate.

The addition of a roof canopy to the front of the building would be clearly visible however the use of white posts and beams and translucent sheeting for the roof would help the canopy to blend in and assimilate with the existing building, giving the proposal a light appearance. Whilst the buildings within the terrace are of fairly uniform design the addition of a lightweight canopy is not considered to significantly detract from the character of the terrace as a whole or the character of the wider estate. The building is set back over 45m from the road to the south and would not appear dominant or intrusive in the street scene.

The addition of a lightweight canopy structure to the front of this industrial building is not considered to adversely affect the character of the building, the wider estate or the visual amenities of the locality.

Residential Amenity

The closest residential dwellings to the site are those to the south side of Meadow Road, over 60m from the industrial unit. The addition of a canopy to the front of the building would not intensify use of the site or result in any increase in noise or disturbance.

Environmental Health have recommended a condition to restrict hours of construction works to Monday - Friday 08:00 - 18:00 Hours, Saturday 09:00 - 13:00 Hours and Sundays and Bank Holidays no work permitted. This would sufficiently protect the amenities of nearby residents from any detrimental impact on amenity whilst the works are carried out.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

Parking for the site would not be reduced as the canopy would be supported on posts and cantilever beams adjacent to the building which would not obstruct any of the existing parking spaces.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Hours of construction

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. Precautionary land contamination
   If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

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

Case Officer: Amanda Haslett Date: 01/12/23

Authorised by: Gary Peck Date: 1 December 2023

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