Development Control – Delegated Officer Report

Application Number: AWDM/1610/16 Recommendation – APPROVE

Site: Unit 7 Marlborough Business Centre, 24 Marlborough Road, Lancing, BN15 8UF

Proposal: Single-storey rear extension for storage of products prior to despatch.

Date of site visit: 22.12..2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an industrial building located on an industrial/business estate. The unit in question is at the end of a block, situated close to boundary railings. The unit does not front the road but fronts the internal road.

There are storage containers and sheds outside of the unit on a forecourt area, and there is a small brick extension with a window also.

The estate in general houses many units, some are subdivided or in units. Parking and access on the estate is somewhat challenging, and this unit is accessed from a shared access and the route to the unit is not obvious from the street. The street is one way, a circuitous route around the estate.

Proposal

As initially submitted permission was sought for a canopy over the shutter door on the east elevation but has subsequently been amended to comprise an extension roughly in the same position measuring 7.2m in depth x 14.750m in width x 5m in height. The plans indicate that the extension will be for storage.

The Agent advises that extension is a covered unheated space for the storage of finished items prior to their dispatch to customers.

Consultations:

WSCC:

"From an inspection of local mapping the extension may take away up to two car parking spaces. However, there is sufficient parking available on the site to remain and furthermore parking restrictions along Marlborough Road in this location prohibit cars from parking in locations that would be deemed detrimental to highway safety.

The Local Highway Authority does not wish to raise any objections to the proposals."

Representations:

Lancing Parish Council: No objections to the canopy

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AE2
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension, indeed many of the units within the estate in general have been extended in one form or another.

Visual Amenity

The extension would be positioned to the side of the building as a whole, and this unit is sited to the rear side of the building. It needs to be accessed off of the internal road around the building. Further, as the extension is off a recessed section; is behind a metal palisade fence; and a brick single storey build, and is no deeper than the main building, it will not be readily viewed from any vantage points. The structure thereby will not result in any visual amenity issues.

Furthermore, as it is at the end of the building close to a dividing fence, it will not be in the way of another unit.

The agent has stated that the building will be a covered unheated space for the storage of finished items prior to their dispatch to customers.

There is another metal storage container within the space that the extension is proposed, and this should be removed when the extension is provided, however, it would be prudent to apply a condition seeking its removal as part of any permission.

Amenity

The proposed extension would not be readily visible outside of its position and thereby will not would have no impact on the area.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. No outside storage
4. The colour of the profiled metal cladding

Informative

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 19.01.2017

Authorised by: Jo Morin Date: 27.01.2017