EXPIRY . 20.06.07

Development Control – Delegated Officer Report

Application Number: ADC/0210/07 **Recommendation - Permit**

Site: **11 North Road Lancing West Sussex BN15 9AH**

Proposal: **Alterations, refurbishment and general improvements to offices/light industrial premises (rear of 3-9 North Road)**

The Application

The application relates to a commercial property used as B1 office space, located behind premises on the west side of North Road in Lancing.

The proposal is to refurbish the building by means of re-cladding the front elevations in brick and flint work (including height increase of the building by means of a facia clock above 2nd floor level), re-roofing and re-insulating the flat roofs, replacing all doors and windows, creating a brick arch entrance way and re-cobbling the entrance way.

The application site had a planning application (ADC/220/06) refused for redevelopment into 3 two-bedroom houses.

Consultations and Representations

Chief Environmental Health Officer	No objection, but would request that any air conditioning units etc, are approved prior to installation. Also all refurbishment work should occur within normal working hours. Mon-Fri 0800-1800hrs, Sat 0900-1300 and no working Sunday / Bank Holidays.
WSCC- Highways & Transport	It is noted that this application seeks only to renovate the existing premises as opposed to change their use. The highway Authority have raised concerns over the change of use of this building to residential under previous consultations due to the inadequacy of the existing access in terms of width and visibility onto North Road. Given however that the use class of the building is not to change from the permitted use, then it is presumed that the number of vehicular movements are unlikely to increase. Consequently, whilst I

would wish to have it noted that concerns are raised as a result of the poor access, in this instance and given that there are to be no alterations to the permitted use, no highway objection would be raised.

Third Parties
One letter has been received from a neighbouring property who states that any alterations can only improve this area for other residents.

Relevant Planning Policies and Guidance
Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.

Planning Assessment
The existing property had become worn and the applicant states that the property had been subject to vandalism, and fly tipping. The cladding work was well underway at the point of the site visit and has visually improved the appearance of the building.

The main features which would be of concern with regards the application are the addition at 2nd floor level of a fascia clock and the archway and gate to the site. The premises are well set back from the shops in North Road (No's 9 & 13), down a narrow gap between buildings and it is felt that although the clock detail may be considered slightly out of context for the main street, it would be in keeping with the styling of the redevelopment. The set back nature of the premises would mean that the clock fascia and archway would not be seen from North Road and it is considered that they would not detract from the character of the area.

The proposals would not have an adverse effect on the outlook, privacy or light available to any of the surrounding residential properties.

Recommendation
APPROVE for reason that :- 1PPii

1. C1Ci
2. C12Ai – amended
   No development shall be carried out unless and until a schedule of materials and finishes for the fascia clock, archway and gate of the proposed development has been submitted to and approved in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer:
Date: 07.06.07 8/6/07