expired

Development Control – Delegated Officer Report

Application Number: ADC/0126/09 Recommendation - Permit

Site: **Unit 4, Elm Business Units Chartwell Road Lancing West Sussex**

Proposal: **Mezzanine floor.**

The Application

Elm Business Units are located on the eastern side of Chartwell Road, in the north-east of the Business Park, adjacent to the Elm grove residential area. The site is allocated for business, industry and warehousing within the Local Plan Proposals map.

Unit 4 is located centrally, and adjacent to the protected tree, and cycle storage area. The unit currently provides 139.5 square metres of floor space, however the unit has remain vacant since being completed. There are 3 parking space ancillary to the unit, and one proposed within the reconfigured ground floor of the unit. Staff cycle parking is available within the communal cycle rack directly to the east.

Permission is sought to add a mezzanine floor to provide B1 office space in relation to the business, with the ground floor being allocated for ancillary storage, there will be no external changes to the building. The additional floor space created is 105 square metres and the mezzanine floor will occupy most of the existing floor space making use of the existing windows. Permission is required in this case due to condition 14 of ADC/0038/08 which states: -

"Notwithstanding the provisions of the Town and County Planning General Permitted Development Order 1995 as amended (or any Order revoking the re-enacting that Order with or without modification,) the buildings hereby approved shall not be extended or altered externally or any incidental building erected or any mezzanine floor added unless permission is granted by the Local Planning Authority on an application in that behalf.
Reason: *- In the interests of amenity and the environment and to comply with policy AE2 of the Adur District Local Plan and DEV1 and DEV4 of the West Sussex Structure Plan."*

Originally an appeal decision in 1991 allowed for the development of this narrow strip of land for business purposes, subsequently permission for 7 light industrial units at this site was approved. Following this a revised scheme for 7 light industrial units was approved in 2003 (L/15/03) which had to be revised further as it was identified that part of the proposed development was on the highway verge of Elm Grove. ADC/0038/08 sought permission for 5 light

industrial buildings with 26 car parking spaces providing 6 units with access from Chartwell Road.

Consultations and Representations

West Sussex County Council: - The Transport Planning Officer has advised that the current parking arrangements are within WSCC maximum standards and there it is unlikely the mezzanine would result in any significant increase in additional daily vehicle movements or have an impact on highway safety. A s.106 agreement of £2000 has been requested due to the addition of 105sqm of B1 floorspace that the mezzanine would provide. The s.106 contribution would go towards sustainable transport methods within the area, as specified by the Highways authority.

Lancing Parish Council: No objection.

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AE2, AE4.

Planning Assessment

Policies
Policy AE2 of the Local Plan states that permission will be granted for the development of land (including changes of use of buildings) for 'B1' and 'B2' business and industrial purposes, except where development proposed is in close proximity to residential areas where the District Planning Authority will require any industrial development to be restricted to a 'B1' use class.

Approvals shall be subject to suitable access and parking arrangements being provided the design of the development being acceptable having regard to local environmental conditions and the submission and approval of a landscaping scheme.

Visual Amenity, Character and Appearance

The proposal involves no alteration to the external appearance of the building and therefore will have no visual impact on the character and appearance of the surrounding area. The mezzanine floor will create and additional 105sqm of B1 space ancillary to the main B1 use of the unit, however the proposals show that the most of the ground floor is to be allocated for ancillary storage for the business.

Access and Parking
The applicant has confirmed that the business employs 5 full-time and four part-time members of staff, however the business requires mostly off-site

working. There are 3 parking spaces in relation to this unit, and adjacent cycle parking allocated to Elm Business Units, and therefore there is not considered to be any issues with parking or access in this case which would alter the existing situation. West Sussex County Council has no objection in this case.

A s.106 agreement for £2,000 towards sustainable transport methods has now been submitted and completed.

Recommendation

APPROVE for reason that :- 2PPii

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*
2. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all contractors vehicles, and for contractors buildings, plant and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.
   Reason: *In the interests of highway safety and amenity and to comply with Manual for Streets.*
3. No raw materials nor any other items associated with the use of the mezzanine floor shall be stacked, stored or displayed on the site except within the building or within enclosed storage areas approved in writing by the Local Planning Authority.
   Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AE2 of the Adur District Local Plan and Manual for Streets.*
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan 5142/L02; 1:500 Block plan 5142/100 Rev N; and proposed plans and elevations D/5368/A Rev A date stamped received 06 April 2009.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: [redacted] [redacted] 11/5
Date: 10/5/10