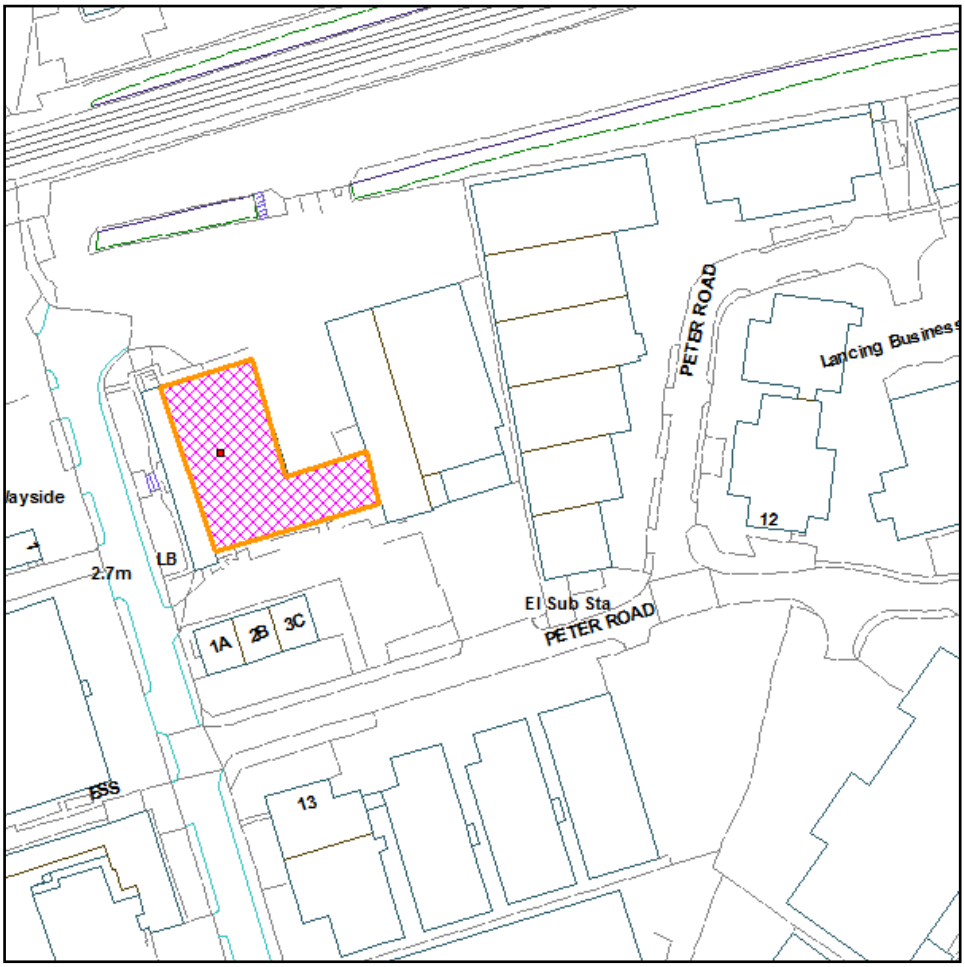
Application Number:	**AWDM/0610/24**	**Recommendation - APPROVE**
Site:	**Adur And Worthing Council Services, 9 Commerce Way, Lancing Business Park, Sompting**	
Proposal:	**Replacement of existing roof coverings with composite steel profile covering. The change in roof coverings will increase the height of the ridge and depth of eaves treatment (fascia).**	
Applicant:	Adur & Worthing Councils	Ward: Peverel
Agent:	Earl Kendrick Project & Building Consultancy	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

This is a Regulation 3 application, relating to land and buildings owned by Adur & Worthing Councils. The site is used as the Councils' waste and parks depot and vehicle workshop and comprises a number of buildings. It is proposed to re-roof an L-shaped building which is made up of three separate dual-pitched roofs, each with solar panels on the southern roof slopes. Insulated composite steel roof sheets are proposed which will result in the eaves and ridge height being increased slightly (no more than 0.2m).

The roof sheets are to be anthracite grey or terracotta, which is a closer match to the colour of the existing tiles.

There are existing solar panels on the roof which it is proposed to reinstate on the new roof.

Relevant Planning History

Various applications including:

L/200/88 - Regulation 4 Application For Change Of Use From Industrial To Council Depot, and
L/6/89 - Regulation 4 Application For Alterations In Connection With Conversion Of Industrial Premises To Council Depot (Including Provision Of Parking Spaces)

Consultations

Sompting Parish Council: No objection

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 15, 25
National Planning Policy Framework (December 2023)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The site lies within the Lancing Business Park where employment sites are protected and where the upgrading of existing buildings is supported.

Visual amenity

The building is currently lower than those which it abuts and is not widely visible, although it can be glimpsed in the gaps between other buildings. It is located within an area of industrial buildings, some of which have been upgraded and modernised. The proposed new roof material would not be out of character or visually harmful in this context. It is considered that the use of grey or terracotta would be acceptable.

The slight increase in height will not have a significant impact and the building will continue to be lower than the eaves of the adjoining buildings.

Residential amenity

The proposal will have no adverse impact on residential amenity.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. 3 year time limit
3. Materials as specified