[NB The residents of 13 Bessborough Terrace have requested to speak if the application goes before the Planning Committee]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, NE5, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AE2, AE4

Planning Assessment

Policies

The site is located within the built up area of Lancing within an area identified for business, industry and warehousing in the Adopted Adur District Local Plan.

Policy AE2 in particular states that permission will be granted for changes of use to B1 or B2 uses except where development proposed is in close proximity to residential areas when B1 uses only will be acceptable.

Residential amenity

The nearest dwelling, 13 Bessborough Terrace, immediately abuts the boundary of the industrial estate and Unit 6. It has a single window at first floor level on the side of the property facing the front of the site and a rear conservatory which runs behind the unit. There are several other dwellings in very close proximity to the site.

The applicants have submitted a Noise Impact Assessment as part of their application. It states that background noise levels are relatively low when the furniture business is not operational. However, when the machinery (particularly the thicknesser) was in operation, ambient noise levels were increased significantly (by approximately 21dB). The report concludes that this causes adverse noise impacts at 13 Bessborough Terrace and other residential properties in the vicinity. It was not considered to be feasible to introduce mitigation measures to reduce noise to acceptable levels given the nature of the use and the proximity to residential properties. The use was therefore considered to be unsuitable in this location.

The report's findings make it very difficult to support the application for the retention of the B2 use. Policy AE2 makes it clear that such uses are not appropriate in close proximity to residential areas and the application should be refused.

[NB The residents of 13 Bessborough Terrace have requested to speak if the application goes before the Planning Committee]

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Access and Parking

The business employs 4 staff only and there is an existing car park containing 7 spaces. Traffic movements are light and there are no adverse highway implications arising from the use.

Recommendation

REFUSE for reason that:-

The use, ~~Granted~~ by reason of the noise generated, detracts from...

1. H22R (add Policy AE2)

Case Officer ..... Date 6/2/08

6/2