Development Management - Delegated Officer Report

Application Number: AWDM/1450/20 Recommendation – Approve

Site: Ocean View Business Park, Gardner Road, Southwick

Proposal: Retrospective application for the retention of steel framed extension to north.

Date of site visit: Viewed using applicant's photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the former NTL/Virgin Media building in Gardner Road, which was previously known as Nynex House but which has changed its name to Ocean View Business Park. In 2015 a Certificate of Lawfulness was issued to a company called Sinnis International to use the premises for a motorcycle assembly and distribution business under the lawful use of Class B1 (business) and Class B8 (storage and distribution), with ancillary showroom (AWDM/0981/15 refers).

The supporting statement submitted with this application explains that there is insufficient space in the main building to accommodate the storage space needed for the business. Permission is therefore sought to retain an extension on the rear north west corner of the building which covers over an unused open area at the back of the site to give 200 sqm of sheltered space. The structure is comprised of a steel frame with nylon/canvas walls and canopy roof. The steel frame is bolted into the ground and there are no foundations to the structure. The front (south) of the building has a full height roller shutter door for access.

It measures a maximum 8m high with a sloping roof reducing in height to 5m. It is 20.5m wide along the northern boundary, 10m deep and projects 3m beyond the side wall of the building to the west.

Relevant Planning History

AWDM/0981/15 - Application for a Lawful Development Certificate for proposed use of Nynex House for a mix of B1 (business) and B8 (storage) uses with ancillary showroom – approved

AWDM/1673/15 - Part change of use from mixed Use Classes B1 (business) and B8 (storage or distribution) to mixed Use Classes B1 and B8 in addition to part internal change of use to MOT testing of applicants' own motorcycles (formerly Nynex House) - approved

AWDM/0101/16 - Change of use of part of site to Sui Generis vehicle rental, provision of palisade fencing, profiled steel sheet vehicle wash and vacuum canopy and 2 portacabins for office and driver rest area – approved

AWDM/0773/16 - Variation of Condition 2 of AWDM/1673/15 to allow for general MOT testing limited to a maximum of 10 motorcycles and scooters per day – approved

AWDM/1705/16 - Erection of detached outbuilding to east of main building to be used as paint spray booth – approved

AWDM/0392/19 - Retrospective change of use of part of the first floor to boxing gym (Use Class D2) for a temporary period of 3 years – approved

AWDM/1606/18 - Erection of 7no. industrial units for Use Classes B1 (business) and B8 (storage or distribution) on east side of site with associated parking and refuse storage – approved

Consultations

Adur and Worthing Councils: The **Environmental Health** Officer has no objections

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 4, 8, 15, 25
Shoreham Harbour Joint Area Action Plan 2019 CA5
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The site is not identified for any particular use in the Local Plan. However, it is an existing employment site and Policy 25 of the Adur Local Plan seeks to protect and enhance existing employment sites and premises. Policy 4 supports economic growth within the District. It states that:

“outside of designated employment areas, where new development for, or extensions to B1, B2 and B8 uses is proposed, such applications will only be permitted where it is demonstrated that they will not have an unacceptable impact on adjacent residential properties and they comply with other policies in this Plan.”

The proposal will make use of an under-used area at the rear of the building. There is no objection therefore to the principle of the development, subject to consideration of amenity impacts.

Visual amenity

The extension is at the rear of the building and is not widely visible, even though part of it does project beyond the side wall of the building. It is a

relatively small extension, subsidiary in nature to the main building, and does not have a significant visual impact.

Residential amenity

The extension is in the NW corner of the building adjacent to the railway line. There are dwellings to the north, some 35m away beyond the railway line. They can see the extension but, set against the backdrop of the existing large building, it is not considered that it causes harm to their amenities.

There are also dwellings to the west, approximately 37m away, the rear gardens of which abut the site boundary. There are no openings facing towards the gardens and, at such a distance, the extension does not cause harm to amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The extension hereby approved shall be used only for storage purposes ancillary to the main use of the building

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 3 November 2020

Authorised by: Gary Peck Date: 3 November 2020