Development Control – Delegated Officer Report

Application Number: AWDM/1929/16 Recommendation – APPROVE

Site: Tara Signs, St. Peters Place, Western Road, Sompting, BN15 8SB

Proposal: New roller shutter door to replace window on west elevation

Date of site visit: 03.01.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a single storey, brick and render faced industrial structure, with access gained from St. Peters Place off Western Road. The building appears to be a pitched roof structure with a single storey flat roof front addition. The front apron is all concrete hardsurfacing with car parking outside of the building.

To the north of the unit is a very large industrial building under construction, with blue cladding and large openings to the front facing St. Peters Place.

The site is on an industrial site with Commerce Way being directly behind this group of units, but St. Peters Place to the west is residential, with a block of flats to the north west and bungalows to the south west of the units. The new structure dwarfs the bungalows.

Proposal

Permission is sought to replace the front north west window with a large roller shutter door which will take almost the whole height of the elevation and measure some 2.5metres wide x approx. 3.2metres high

Consultations:

Adur and Worthing Councils: The Environmental Health Officer recommends a condition requiring shutter doors to be kept closed when not in use.

Representations: None

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AE2, AE4
Submission Adur Local Plan 2016: Policies 4 and 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed change in elevation which would upgrade an existing industrial property within an established industrial area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed change from a window to a roller shutter would be appropriate for the industrial building. The purpose of the new door is so as to load and unload vehicles at the front of the premises, particularly for goods inwards. The existing vehicular access to the unit is off St. Peters Place, thereby having the door in this position would be more appropriate, rather than to back side of the building which is currently the situation. The deliveries currently are unloaded at the front, and then have to be carried to the rear into the building, and for goods outwards, the reverse is the case.

The roller shutter would be a galvanised steel shutter door and frame.

The existing use of the industrial building is as a factory for sign making and the forms state that it has been used as such for the last 30 years.

The new roller shutter door will be viewed from outside of the site, but because of the position of the building being back from the entrance, the door would have no material impact on the street-scene.

Residential Amenity

Notwithstanding that the industrial unit and use has been in existence for many years, the Environmental Health Officer has recommended a condition requiring the roller shutter door to be kept closed when not in use to minimise noise leakage from the factory floor.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. When not receiving or exporting goods, the roller shutter doors hereby permitted, shall be kept closed when not in use.

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 22.02.2017

Authorised by: Jo Morin Date: 22.02.2017