

**PLANNING APPLICATION REPORT****REF NO:** BR/238/10/**LOCATION:** Units 1-5  
Castlegrove Business Park  
Durban Road Bognor Regis West Sussex**PROPOSAL:** Addition of mezzanine floor to Unit 4 and changes to existing ground floor layout.  
Alterations to elevations.**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                               |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above                                                                                                                                                                      |
| SITE AREA                   | Approximately 1.18 hectares                                                                                                                                                   |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                           |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                            |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                |
| BOUNDARY TREATMENT          | Predominantly open.                                                                                                                                                           |
| SITE CHARACTERISTICS        | The site is a warehouse building with brick faced and grey and blue corrugated elevations, upvc windows. There is a parking/ hard standing area to the front of the building. |
| CHARACTER OF LOCALITY       | The site is located in a predominantly light industrial/commercial with most buildings in the form of warehouses.                                                             |

**RELEVANT SITE HISTORY**

|            |                                                                                           |                            |
|------------|-------------------------------------------------------------------------------------------|----------------------------|
| BR/57/87   | Temporary erection of additional industrial storage                                       | Approve Cond<br>17-03-1987 |
| BR/491/89  | Additional Car Parking                                                                    | Approve Cond<br>30-10-1989 |
| BR/97/00/  | Subdivision/internal alterations to existing building. New windows & roller shutter doors | Approve Cond<br>19-05-2000 |
| BR/287/00/ | Change of use from light industrial to general industrial                                 | Approve Cond<br>19-01-2001 |
| BR/306/02/ | Cladding of external elevations                                                           | Approve Cond<br>23-12-2002 |

**BR/238/10/**

|              |                                                               |                            |
|--------------|---------------------------------------------------------------|----------------------------|
| BR/11/54/N   | Formation of main estate road                                 | Approve<br>10-01-1961      |
| BR/11/54/B/V | Factory and offices                                           | Approve Cond<br>20-11-1963 |
| BR/11/54/B/W | Factory and offices                                           | Approve Cond<br>20-11-1963 |
| BR/11/54/B/X | Warehouse and offices                                         | Approve Cond<br>20-11-1963 |
| BR/11/54/C/A | Warehouse and offices                                         | Approve Cond<br>21-01-1964 |
| BR/11/54/C/C | Warehouse and offices                                         | Approve Cond<br>04-05-1964 |
| BR/11/54/C/O | Use of 5000 sq ft of warehouse for industrial purposes        | Approve<br>28-09-1964      |
| BR/11/54/C/T | Siting of Dery storage and delivery pump                      | Approve Cond<br>02-12-1964 |
| BR/11/54/D/P | Factory extension                                             | Approve Cond<br>07-04-1966 |
| BR/11/54/D/R | Compressor house and paint store                              | Approve Cond<br>27-06-1966 |
| BR/11/54/E/B | Alterations to factory premises                               | Approve Cond<br>14-12-1966 |
| BR/215/70    | Finishing and packing in connection with wirework manufacture | Approve<br>25-06-1970      |
| BR/1142/72   | Proposed alteration to warehouse loading bay                  | Approve<br>20-02-1973      |
| BR/205/78    | Raise warehouse roof                                          | Approve Cond<br>11-05-1978 |

**REPRESENTATIONS****Representations received:**

Bognor Regis Town Council

No Objection

**Comments on Representations received:**

Noted

## CONSULTATIONS

WSCC Local Development Divis.  
Environment Agency

### Consultations responses received:

Environment Agency:  
No Objection

County Highways:

No Objection. The mezzanine appears to be proposed to accommodate facilities ancillary to the existing use. As such, no intensification of use of the existing site or vehicular accesses should be anticipated.

### Comments on Consultation responses:

Comments noted

## POLICY CONTEXT

Designation applicable to site:  
Within the Built Up Area

## DEVELOPMENT PLAN POLICIES

|                           |                                              |                                                       |
|---------------------------|----------------------------------------------|-------------------------------------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a><br><a href="#">GEN7</a> | Built-up Area Boundary<br>The Form of New Development |
|---------------------------|----------------------------------------------|-------------------------------------------------------|

## PLANNING POLICY GUIDANCE

PPS4      Planning for Sustainable Economic Growth

## POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

## DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

## OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

## CONCLUSIONS

This application seeks planning permission for the addition of a mezzanine floor, changes to the

existing floor layout, and external alterations including a new disabled access ramp and several additional windows on the south western elevation, and various alterations to the fenestration of the remaining elevations.

The relatively minor nature of the proposed alterations is such that they are not considered to have a significant effect on the visual amenities of the locality.

West Sussex County Highways have raised no objection to the proposals.

It is therefore recommended that the application be approved, subject to the following conditions:

#### **RECOMMENDATION**

#### **APPROVE CONDITIONALLY**

- 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 (as amended).

- 2 This permission relates to the following approved plans; drawing no's 2005-BP-001, 2005-BP-002 Rev1 and 2005-BP-003 Rev1, received 17th August 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

#### **SUMMARY**

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

#### **RELEVANT POLICIES**

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1, PPS4

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.