

PLANNING APPLICATION REPORT

REF NO: BR/289/11/

LOCATION: Unit 4
Dickinson Place
Bognor Regis

PROPOSAL: Internal alterations to sub-divide into 3 no. units with minor external fenestration & door changes

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposed development comprises:

- New subdividing partition walls to separate the unit into 3 separate light industrial units
- Install two new roller shutter doors to improve and serve delivery goods in/out
- Amend office fenestration and install new personnel door access.
- Provide new disable WC facilities to each unit
- To maintain the existing parking arrangement to ensure sufficient parking for each unit to the front of the building.

The application will provide smaller, individual light industrial units with storage and ancillary office facilities which is more closely in line with current demand.

SITE AREA

Approximately 700 square metres.

RESIDENTIAL DEVELOPMENT DEN

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Development is surrounded to the south, east and west by existing industrial units with similar uses. Approximately 60 metres to the west of the site beyond some existing units and a belt of mature trees and hedging there is the residential estate of Ash Grove.

SITE CHARACTERISTICS

The plot is a broadly rectangular shape and is situate just off Durban Road. The site is set wwithin the established Durban Park Industrial Estate.

CHARACTER OF LOCALITY

The immediate surrounding area is a mixture of light industrial. storage and office business uses.

RELEVANT SITE HISTORY

BR/213/94	Single storey extension to existing factory unit with ancillary additional parking	Approve Cond 09-09-1994
BR/11/54/G	8 Industrial units	Refused 03-03-1960
BR/11/54/H	8 factory units with offices and toilets	Approve Cond 02-05-1960
BR/11/54/O	Erection of 9 factory units	Approve Cond 17-01-1961

No comments

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection

Comments on Representations received:

Bognor Regis Town Council representations are noted.

CONSULTATIONS

Environment Agency

WSCC Local Development Divis.

Consultations responses received:

WEST SUSSEX COUNTY COUNCIL- no objection to the proposals.

Environment Agency- application falls under Environment Agencies Flood Risk Standing Advice.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary

PLANNING POLICY GUIDANCE

PPS1
PPS4
PPS25

Delivering Sustainable Development
Planning for Sustainable Economic Growth
Development and Flood Risk

POLICY COMMENTARY

PLANNING

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

PLANNING

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

PRINCIPLE

The application seeks permission for the subdivision of an existing B2 unit to create three smaller units with the same use class. The proposal will provide for individual units with storage areas and ancillary office space running parallel front to back. The site forms part of the built-up area boundary in which the development is acceptable in principle.

RESIDENTIAL AMENITY

The proposed alterations are not considered to give rise to unacceptable loss of amenity to the nearby residential properties to the west given the existing use of the site. As such the proposed layout of the unit is not considered to be detrimental to the private amenity of any future occupiers of the site or that of neighbouring sites.

CHARACTER AND APPEARANCE

The external appearance of the building will undergo some minor amendments and will remain in keeping with the industrial character of the area. Materials proposed are similar to those found in surrounding properties and will present a congruous addition to the local area.

ACCESS AND PARKING PROVISION

The site provides 8 parking spaces directly in front of the building. Although not allocated directly between the 3 separate units that would be created, West Sussex County Council Strategic Planning Department consider that the level of parking provided is suitable. The area of the building remains the same and it is anticipated that there will be no increase in the overall number of employees for this light industrial and storage use.

FLOOD RISK

The site is located within Flood Zone 2 and as such it carries a risk of flooding. The applicants have submitted a Flood Risk Assessment to accompany the application. The proposed floor levels and access points will remain the same as those on the existing building and it will not present a greater level of flood risk. As such it is considered that the provision are acceptable.

SUMMARY

The proposed use of the building will not be out of character with that of surrounding plots within this industrial area, and will provide viable industrial units with adequate parking to suit modern business needs. The proposal will not present an unacceptable demand for parking and is not identified as presenting a greater level of flood risk than the present use.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Proposed Ground Floor Plan
Proposed Elevations

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.

- 2 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).

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, no further plant or machinery shall be erected on the site under or in accordance with Part 8 of Schedule 2 to that Order without planning permission from the local planning authority.

REASON: To safeguard the amenities of residents in accordance with Arun District Local Plan policies GEN 7 and GEN32

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons

appear in the Officer report.