

PLANNING, DESIGN & ACCESS STATEMENT

November 2014



Removal of one door and five windows for installation of roller shutter doors

Unit 31 Lineside Industrial Estate, Eldon Way, Littlehampton, BN17 7HE

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Introduction

This Planning, Design and Access Statement is in support of a full planning application for 'removal of 1 door and 5 windows for installation of new roller shutter doors' at Unit 31 Lineside Industrial Estate, Eldon Way, Littlehampton, BN17 7HE.

This statement should be read in conjunction with the Location Plan, associated drawings and supplier specifications.

This statement provides information on the background to the site, relationship to surrounding buildings, planning policy at a national, and local level and an assessment and justification of the proposal. The statement has been prepared in full accordance with Government guidance, including DCLG Guidance on information requirements and validation for planning applications.



Site and Surroundings

The units are situated at the western entrance to the established Lineside Industrial Estate with access off Eldon Way. The Lineside Industrial Estate is situated approximately one mile to north of Littlehampton Town Centre with the A27 South Coast Trunk Road is approximately four miles to the north. The Estate is directly accessed off the A259 Littlehampton By-Pass and is within walking distance of both Littlehampton Railway Station and the adjacent Retail Park where the occupiers include Tesco, Currys and Wickes.

The warehouse units form part of a terrace of six industrial and warehouse units. The Units are of concrete frame construction with brick and block work elevations and are accessed via an electrically operated roller shutting loading door. It has an eaves height of 5.5 m to the underside of the roof.

The units are arranged to provide warehouse areas together with an integral office section with a single office plus two WCs at ground floor level and an open plan office at first floor level. There is parking to the front of the unit.

The accommodation will provide:

Ground Floor (offices/WCs/undercroft stores) - 145.86m²

Ground floor (warehouse/factory area) - 770.16m²

First Floor (office) - 145.86m²

Total Gross Internal Floor Area - 1061.88m²

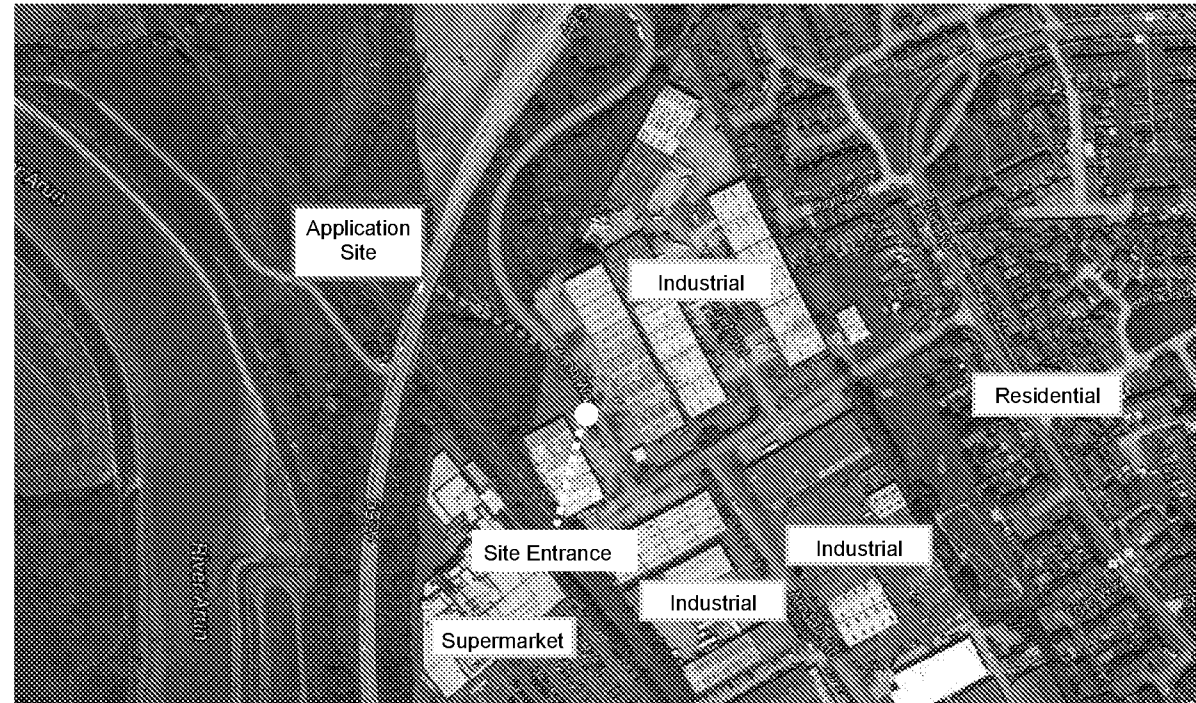
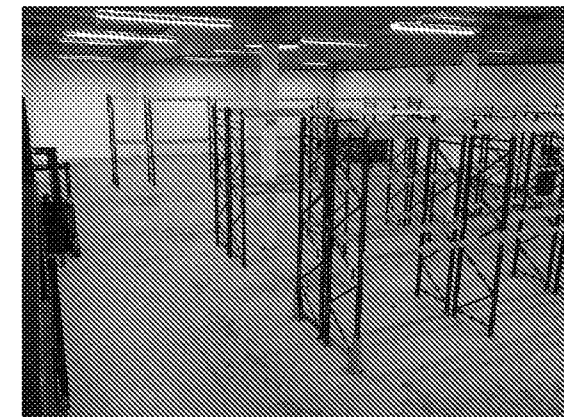


Figure A - Site and Surroundings



Picture 1 - Interior



Picture 2 - Interior

Planning History

Planning Applications of note are as follows:

LU/272/03/

Unit 4, Lineside Industrial Estate

Replacement of existing with larger loading bay doors to front and flank elevations. 2no. and associated ramp widening

Approved - 27th August 2003

LU/71/01/

Units 31/32, Eldon Way, Lineside Industrial Estate (Application Site)

Change of use from B8 to B1 and B8

Approved - 20th April 2001

Planning Policy

Section 38(6) of the Planning Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the Regional Spatial Strategy and other Development Plan Documents. In respect of this proposal, the Development Plan includes the adopted saved policies in the Arun District Local Plan.

National Planning Policy Framework (NPPF)

In March 2012, the new National Planning Policy Framework was published. This set the tone for future Local Plan Policy and is a material consideration in the decision making process.

Paragraph 7 outlines that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. With regards to economic, this includes contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Paragraph 9 states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in

people's quality of life, including (but not limited to) making it easier for jobs to be created in cities, towns and villages.

Paragraph 17 sets out the 12 planning principles which underpin the national framework. These include, among others, proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.

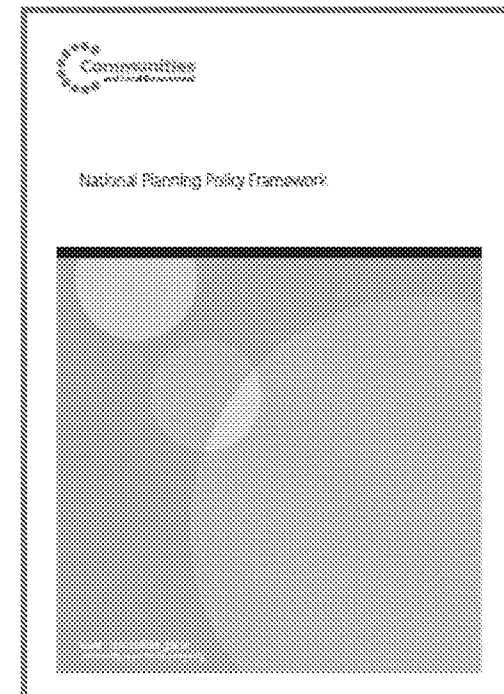
Paragraph 19 states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

Arun District Local Plan (2003)

Policy GEN2 states that Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan.

Policy GEN7 states that Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.



Development will be permitted provided it (among others):

- makes efficient use of land or buildings;
- demonstrates that it responds positively to the identified characteristics and resources of the site;
- does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- provides for vehicle parking in accordance with Policy GEN12.

Policy GEN12 states that the Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan.

Policy GEN32 states that noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses. Development which is a potential source of significant noise pollution will not be permitted unless the Council is satisfied that appropriate measures have been included in the proposal to reduce noise pollution to acceptable levels.

Policy GEN34 states that development that contributes to air pollution through dust, smell, fumes, smoke, heat, radiation, gases, steam or other forms of pollution will not be permitted unless the Council decides that the health, safety and amenity of users of the site or surrounding land is not put at risk and the quality of the environment would not be damaged or put at risk.

Design - Use

Installation of the roller shutter door is required by the proposed tenant, with a change of use planning application having already been submitted (Ref: PP-03776840), and is required to facilitate operation of the new business.

Design - Amount, Layout, Scale and Appearance

The amount of the development is dictated by the existing front elevation and change of use described above.

The layout of the new roller shutters repeats the pattern of the existing shutters in the unit 32. The unity of the façade will be maintained in the installation of the roller shutters that in size, colour and material will be matching the existing shutter in unit 32.

All the proposed changes to the elevation are reversible and, as seen from the brickwork on the current elevation, have been implemented previously. Originally the two units were constructed to allow sub-division with each unit having a loading bay doors. The doors to Unit 31 were subsequently removed by a previous occupier. The current proposal reinstates the original layout and will include the removal of the door, three windows on the first floor and two windows on the ground floor. Furthermore, three windows on the ground floor will be blocked up to ensure safe operation of the business on premises. A brick pillar will be rebuilt to match the existing.

Design - Landscaping

Given the minor nature of the application, it is considered that no formal landscaping is necessary.

Highways, Transport & Access

The access to the unit is from Eldon Way with 15 parking spaces, available for both units 31 and 32, in front. These arrangements will remain unchanged.

Picture 3 - Change of brickwork in façade of unit 31



Picture 4 - Roller shutter doors at unit 32



Figure B - Photomontage of the front elevation of unit 31 in relation to unit 32 after installation of roller shutter doors, and blocking of the ground floor windows.



Summary

This application is for a change of use removal of 1 door and 5 windows for installation of new roller shutter door.

These changes proposed to facilitate business operation of the new tenant associated with change of use application (Ref: PP-03776840). All the proposed materials are to match the existing materials of the adjacent unit (32) and are entirely reversible.