

R/244/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Proposed mezzanine floor for storage purposes. Four new windows to the side elevation and one additional fire escape door to rear elevation 14 Brookside Business Park Brookside Avenue Rustington
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	200 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly sloping
TREES	None affected
BOUNDARY TREATMENT	Undefined and wall
SITE CHARACTERISTICS	Industrial unit
CHARACTER OF LOCALITY	Industrial Estate

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/273/05	Demolition of existing industrial/commercial building and replacement with new small commercial units for B1/B8 Use Class (Light Industrial/Business Storage/Distribution)	Approved Conditionally 02-02-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	Awaited <i>No objection</i>
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
 Arun District Local Plan: GEN7

PLANNING POLICY GUIDANCE

PPS1: Delivering Sustainable Development
 PPG4: Industrial, commercial development and small firms

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 within locality.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None - *Noted*

ASSESSMENT OF PROPOSAL**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 either the visual amenities of the locality or residential amenities of adjoining properties within the locality.

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

The application is for fenestration and internal alterations with no adverse impact. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: R/244/07/

1**To Addressee****2****Site Address**

14 Brookside Business Park
Brookside Avenue
Rustington

3**Description of Development**

Proposed mezzanine floor for storage purposes. Four new windows to the side elevation and one additional fire escape door to rear elevation.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

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RECOMMENDATION

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CONDITION 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).

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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPG4

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

Case Officer: Mr M Porter