

Report following a request for further information, negotiations or consultation

REF NO: FG/135/19/PL
LOCATION: Silo at Former McIntyre Nursery
Littlehampton Road
Ferring
PROPOSAL: Demolition of a silo & erection of an office building (B1(a) Business), 6 No. parking spaces for office workers & erection of boundary fencing.

INTRODUCTION

The application was deferred from the March Development Control Committee, because Members felt that the external materials were not in keeping with the character of the area. Officers were asked to discuss possible alternatives with the applicant, but the Committee were unable to agree on what was to be sought.

The Committee did not consider that the design of the proposals or the use of the building were unacceptable, and it was only the visual appearance of the building that was the subject of further negotiation by officers.

CONSIDERATION

Discussions have taken place with the agent with a view to amend the materials used for the building so as to arrive at an appearance that responds positively to the existing character and appearance of the locality.

Previously, the proposal utilised corrugated sheet metal and grey render for its walls. These materials were considered to be inappropriate and alternative options have been put forward using natural timber cladding and white render which are considered to be more sympathetic materials in this semi-rural setting. The proposed designs involve the loss of the weathervane which was also considered by some members to be an alien feature.

Officers have assessed a number of submitted schemes and consider the use of cladding between the windows and cladding of the elevations of the octagonal second floor as the most appropriate.

This design is in keeping with the locality where there are other industrial uses. However, the timber cladding bears references to the historic agricultural use of the application site as a grain silo.

Furthermore, the use of timber cladding makes the building appear less prominent in the landscape and street scene.

CONCLUSION

In order to ensure that the proposed materials create a visually acceptable development, full details of the proposed materials will be ensured via amending the plans condition number 2 as per the attached report.

BACKGROUND PAPERS - Development Control Committee agenda of 04 March 2020 for the previous officer report.