

PLANNING APPLICATION REPORT**REF NO:** BE/73/10/**LOCATION:** Unit 1B (Lidl)
Bognor Regis Retail Park
Shripney Road Bersted**PROPOSAL:** Shopfront changes to existing retail unit**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 1230 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Predominantly open to car parking area and pedestrian walkway. Bollards to part.
SITE CHARACTERISTICS	The application site is a retail unit located amongst a terrace of other commercial premises, with grey coloured corrugated elevations and a glazed shop front.
CHARACTER OF LOCALITY	The site is located in an out-of own retail park, in a predominantly commercial area.

RELEVANT SITE HISTORY

BE/7/87	Outline application for erection of two non food retail warehouse units 6500 sq m with garden centre (929 sq m) related site roads, car parking, service yard and landscaping	Approve Cond 17-07-1987
BE/185/87	Details in pursuance of planning application BE/7/87 for erection of non-food retail warehouse units 6500 sq m with related site roads, car parking, service yard and landscaping.	Approve Cond 18-01-1988
BE/42/97	Modify condition 4 imposed on planning permission BE/7/87 to allow the sale of food and non food goods	Withdrawn 16-03-1998

BE/15/01/	Non-compliance with Condition 1 of planning permission BE/6/95 to allow development to begin before the expiration of six years from the date of the original permission	Approve Cond 08-05-2001
BE/37/01/	Use of unit 1b for the sale of non-food goods	Approve Cond 20-09-2001
BE/59/02/	Extension of existing retail park to provide additional non- food retail floor space and associated boundary treatment, pedestrian footpath and landscaping.	Approved Cond + S106 23-07-2003
BE/83/03/	Non-compliance with Condition No 7 imposed on planning permission BE/59/02 in respect of non-trading floorspace - proposed installation of mezzanine floor.	Approve Cond 05-11-2003

REPRESENTATIONS**Representations received:**

Bersted Parish Council

Bersted Town Council:

No objection.

Comments on Representations received:

Noted

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7	Built-up Area Boundary The Form of New Development
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PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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 alterations to the existing shop front. The proposal seeks to replace the existing grey coloured corrugated elevations with white louvred metal cladding. The existing entrance lobby is also to be renovated, with extending glazing in white frames as opposed to the existing blue. The trolley bay and bollards are also to be modernised.

The proposed alterations do not result in any increase in the footprint of the unit, and in terms of their design are considered to be in keeping with the character and appearance of the locality.

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; proposed block and location plans, drawing no's 10038-L02.01, and 10038-L04.01, received 8th July 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, DEV19

NATIONAL POLICIES: PPS1

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