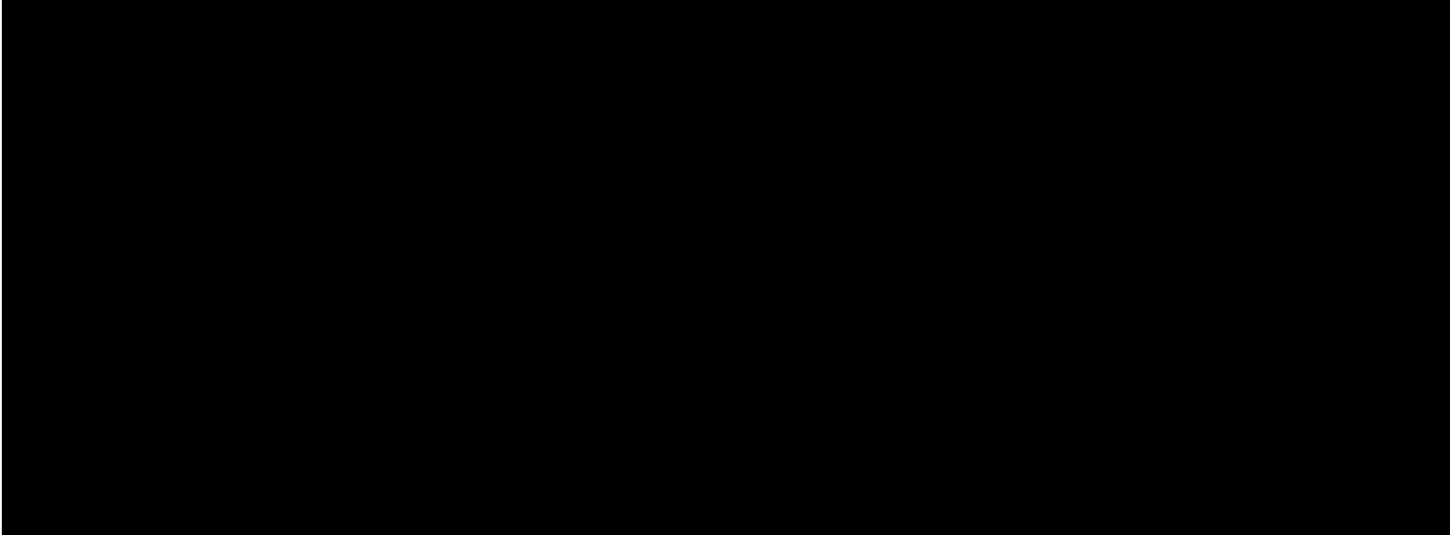




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 20 December 2019 15:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FP/226/19/PL

FP/226/19/PL

It is noted that this application relates to the retention of summer house/shed on land within the frontage of the Post office.

The post Office is located within the centre of the Felpham Conservation Area. There is a general informality in the layout of the village centre, and landscaping and boundary walling, including flint, are very important features of the area.

The structure in question is located within the front area of the post office building and is visible from the street. It is considered that the structure is essentially a basic summerhouse which has been repurposed for this new function. It has been painted in colours reminiscent of the nearby seaside. The use complements that of the post office and the local parade of shops, and is therefore deemed to be acceptable.

It is not necessarily the most attractive structure, but it is noted that it is used to enable the business to diversify and support the local community in their aspirations. It therefore has a positive impact upon the local people.

On balance, it is considered that the structure has a fairly neutral impact upon the character and appearance of the conservation area, and therefore could be described as causing less than substantial harm. The benefits of sustaining the post office and part of the local retail element of the village could be considered as public benefits.

It is suggested that, if minded to approve the application that the structure be allowed to remain as long as it is in use. When this use ceases, it is suggested that the structure should be removed from its current location. Further, any replacement structure or elevational treatment (such as alternate colour scheme required as part of maintenance) should be confirmed with the LPA.

This application should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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