

FP/46/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Removal of existing shop front (softwood) replacing with white PVCu, pattern as existing incorporating safety glass. 24 Felpham Road, Felpham.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	45 square meters approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Two storey end of terrace property with smooth white render to lower half of property and brown brick upper, with flat roof, the first floor appears to be residential and the ground a pet shop.
CHARACTER OF LOCALITY	Mixed use area, consisting predominantly residential and commercial uses on a main road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/12/65	Change of use office accommodation.	Approved 16-03-1965
FP/124/97	Change of use from offices back to a flat.	Approved conditionally 17-10-1997

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C Road

FP/46/06**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN7, DEV26

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.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None

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, 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

The proposal is an acceptable level of design and it is considered that the proposed PVCu shop front will look very similar to that which currently exists. The use of materials and layout and has due regard to the character of the adjoining buildings, it does not detract from the appearance of the building, or conflict with the character or appearance of the surrounding area.

It is therefore recommended that this application is approved, subject to the condition set out overleaf.

FELPHAM

FP/46/06/

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(softwood) replacing with white PVCu,
pattern as existing incorporating safety
glass

24 Felpham Road
Felpham

RECOMMENDATION

Approve Conditions

- 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).