

Recommendation Report for

REF NO: LU/121/12/DEM

LOCATION: The Locomotive Public House
5 Terminus Road
Littlehampton

PROPOSAL: Prior Notification for demolition of existing building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 1995 as amended Part 31 to determine whether the Local Planning Authority have any objections with regard to the method of demolition and any proposed restoration of the site. Demolition of existing two storey building, which is currently vacant but was previously used as a Public House (The Locomotive). The empty site would be backfilled as necessary and enclosed by white painted timber hoardings 2.1m high.
SITE AREA	0.027 hectares approximately.
RESIDENTIAL DEVELOPMENT DENS	N/A
TOPOGRAPHY	Predominantly flat
TREES	None.
BOUNDARY TREATMENT	None.
SITE CHARACTERISTICS	Empty two storey detached building, positioned on a corner site. First floor element stepped back from ground floor level. The building consists of reddish brown brick walls at ground floor level, with cream coloured smooth rendered walls above. Red tiled, hipped roof. Public House. Ground floor windows are currently boarded up.
CHARACTER OF LOCALITY	Mixed retail/residential area, positioned on the outskirts of Littlehampton Town Centre. Two storey terraced properties to the rear north side; Albert Road to the west of the site; Terminus Road to the front south side.

RELEVANT SITE HISTORY

LU/111/08/	Redevelopment to provide 6 No two bed and 1 No one bed apartments and A1/A2 retail space to ground floor.	Approve Conditionally 02-07-2008
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REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

N/A

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The planning legislation relating to the demolition of buildings such as this is Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) where an application to the Local Planning Authority is needed to assess the requirement of a prior approval notice detailing the method of demolition as per Part 31.

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 would involve the demolition of an existing two storey Public House on the corner of Albert Road/Terminus Road and its replacement with 2.1m high white painted hoardings.

The application follows a previous approval on the site for redevelopment to provide retail at ground floor and 6 x 2 bed and 1 x 1 bed apartments above. This has not been implemented.

This is a prior notification application following a clarification of a recent law case under the new Ministerial Statement of 31st March 2011 for demolition of non-residential buildings. This statement indicates that demolition of non-residential buildings requires a prior approval for the method of demolition in accordance with Part 31 of the General Permitted Development Order 1995 (as amended). Previously it related to dwellinghouses. In addition to the method of demolition, details are required for restoring the site. These are the only matters to be considered.

Circular 10/95 Planning Controls Over Demolition

Demolition is permitted subject to the prior notification of the means of demolition where demolition is considered to be urgently necessary in the interests of health and safety. Details required are the methods of demolition and the means of restoring the site.

Reason for the Demolition

The applicant is seeking to demolish the structure for security reasons. This reason is not a consideration here under a demolition prior notification and is a matter for the applicant.

Details of Method of Demolition and Restoration

The applicant has indicated that the demolition will be carried out by an appointed demolition contractor and enclosed by hoarding. The building will be demolished by mechanical methods, apart from when in close proximity to adjacent properties where this would be done from scaffolding and taken down by hand through the use of small tools. Given the small scale nature of the proposal, no objection is raised.

Summary

Details of demolition have been provided along with restoration. No objection is raised.

RECOMMENDATION

NO OBJECTION