PLANNING APPLICATION REPORT

REF NO: **LU/129/10/**

LOCATION: East Bank Visitor Centre
63-65 Surrey Street
Littlehampton West Sussex

PROPOSAL: Retractable roofed enclosure to be installed on existing outside dining terrace.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to a retractable roof enclosure and associated aluminium frame which would measure approximately 5.7m deep x 10m wide x 3.2m high.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Outside seating area stepped up from riverside walkway.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Existing balustrade metal approximately 1m high.
SITE CHARACTERISTICS	Ground floor A3 premises cafe of East Bank Visitor Centre, 4 storeys high. Edge of seating area currently defined by different colour paviours and balustrade. 2 steps on to pathway by river. Adjacent to footpath alongside river. Seating area is 3 table widths. Garden area and flats to west enclosed by 1m high fencing.
CHARACTER OF LOCALITY	Riverside walkway and slipway. Lifeboat station and nearby commercial A3 premises with outside seating. Residential properties within close proximity to the dwelling.

RELEVANT SITE HISTORY

LU/354/09/	Installation of 7 fixed riverside walkway interpretation panels	Approve Cond 31-03-2010
LU/49/09/	Change of use from public walkway to restaurant additional outside seating area and modification to outside seating terrace (substitution for approved application LU/156/08/)	Approved

REPRESENTATIONS

Representations received:
No objection.

Comments on Representations received:

None

CONSULTATIONS

Concessions Officer

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary.

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV34	Tourist Accommodation and Attractions
	AREA23	Littlehampton Riverside Walk

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

The proposed application seeks permission for a retractable roof enclosure and supporting aluminium frame. The site has various uses within close proximity with the lifeboat station and residential flats to the south of the site. It is noted that there is a previous planning approval for the change of use of the walkway to the front of the site to a seating area under application

LU/49/09/.

The proposal would extend over the main outdoor seating area to the river side of the building, therefore it would be clearly visible within the street scene. The structure is not considered to be detrimental to the appearance of the area given its height and width together with its siting upon the 4 storey Look and Sea Centre building. Further its siting and the orientation of the structure away from nearby uses ensures that it would not impact upon their amenity.

It is therefore recommended that the planning application is 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;
Drawing No. 655/50; 655/51; 655/52; 655/50 and Proposed Structural Dimensions.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with 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 GEN32, AREA23, DEV34

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.