LU/130/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	New reception office to replace existing cabin. C M Wood Body Repair Centre, Linden Park, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed single storey extension to form reception measuring approximately; 6m in depth, 5.4m in width and 3.2m in height (all at maximum).
SITE AREA	640 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	2m high flint and brick walling to front of site.
SITE CHARACTERISTICS	One and two storey industrial style building. There is also an existing corrugated metal detached cabin to be replaced by the current proposal.
CHARACTER OF LOCALITY	Mix of industrial and residential uses surround the site. The residential units are predominantly two storey terraced dwellings with small front gardens, the industrial properties are of mixed character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/2/87	Additional storage space at first floor on north/west side of building.	Approved conditionally 16-02-1987

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : GEN2, GEN7

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

None

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 site is situated within a mix commercial and residential area. The proposal seeks planning permission for a single storey extension to form a reception area and W.C. at the existing garage.

The proposed extension will replace an existing corrugated metal cabin with a metal-faced flat panelled structure in dark brown and white to match existing buildings on the site. The proposed structure is considered to be of acceptable design and scale when measured against the size of the plot and existing buildings on the site.

The proposal is not considered likely to give rise to unacceptable adverse impact on adjoining occupiers or the character of the surrounding area.

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

LITTLEHAMPTON LU/130/07/

New reception office to replace existing cabin.

C M Wood Body Repair Centre
Linden Park
Littlehampton

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).