

Recommendation Report for Planning Permission

REF NO: LU/130/18/PL

LOCATION: Littlehampton Trades & Labour Club
Wick Street
Littlehampton
BN17 7JH

PROPOSAL: External cladding at first floor level

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to clad the first floor of the existing building with 'light mist' coloured cladding.
SITE AREA	Approx. 1669sq.m.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is open plan to its front elevation.
SITE CHARACTERISTICS	The site is populated by a two storey building, used as a members club.
CHARACTER OF LOCALITY	The area is populated by a mix of building styles and uses.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Parish Council - No objection.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan (2011-2031), West Sussex County Council's Waste and Minerals Plans

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Littlehampton Parish has a 'made' neighbourhood development plan, however, none of the policies are considered to be relevant to this application.

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

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun District Council Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun District Council Local Plan. Additionally,

DESIGN AND VISUAL AMENITY

The host building is currently of mixed designs and materials. This can be seen from the street scene, as the South-Western protrusion is currently clad in white PVC, which is then contrasted by the adjacent brickwork. The proposed cladding is considered to allow the building to appear more unified as one building. When taken in the local context, the materials do not cause the building to appear as a prominent or obtrusive feature in the area, therefore, has no significant harm on the established character of the host building or its locality. Resultantly, the proposed development is considered to be in accordance with D DM1 and D DM4 of the Arun District Council Local Plan (2011-2031).

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant impact on neighbours, this is because the proposal seeks to only clad the first floor of the existing dwelling, and not extend it in any way. The proposal does not result in any significant change in overshadowing, overlooking or overbearing at neighbouring properties, in accordance with D DM1 (3) and D DM4 (c) of the Arun District Council Local Plan (2011-2031).

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 The development hereby approved shall be carried out in accordance with the following approved plans:

 - Existing Elevations - 1375/P01 - 03.05.18
 - Proposed Elevations - 1375/P02 - 03.05.18
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun District Local Plan.
- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.