

APPLICATION REF: LU/134/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Erection of a metal shed, Parkside Evangelical Church, 1 St Floras Road, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed metal shed green and beige in colour will measure approximately 3.1m in width, 2.5m in depth and will be 1.9m (maximum) in height.
SITE AREA	Approximately 0.17 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	North side boundary has wall approximately 1.5m in height, Rear east side boundary has wall approximately 1.5m in height. South boundary has wall + hedging approximately 3-4m in height, front west boundary has wall approximately 914mm in height.
SITE CHARACTERISTICS	Single storey building with flat roof. The walls have brown brickwork with a grey slate roof. Car port in north east corner of site. In and out access with car parking to north & east boundaries. Detached two storey cottages to south east of site 'Church Cottage'. Sports field at rear of site, garage compound to north of site.
CHARACTER OF LOCALITY	Residential area comprising two storey detached properties, semi-detached and terraced properties in St Floras Close.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/81/70	Erection of free church Sunday school and caretakers cottage.	Approved/Conditionally 21-04-1970.
LU/171/71	New church premises.	Approved/Conditionally 16-07-1971.
LU/117/77	Outline application for a smaller hall for use in the Church's existing community outreach Activities.	Approved/Conditionally 11-05-1977.
LU/275/80	Renewal of Outline Application LU/117/77.	Approved/Conditionally 28-05-1980.
LU/436/85	Extra cabin space for office use.	Refused 12-02-1986
LU/170/87	New store and re-siting of car port.	Approved/Conditionally

APPLICATION REF: LU/134/06**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
LU/267/98	Office extension.	01-07-1987. Approved/Conditionally 24-12-1998.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1 Arun District Local Plan : GEN2, GEN7, DEV19.
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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.
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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:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made</i>

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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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 metal shed is to be sited under the existing car port structure which is located in the rear north east corner of the car park and will be used for the storage of play equipment/toys for the Peter Pan Pre School Playgroup.

The size and height is minimal and due to its rear location it is not considered that the structure would be obtrusive in the street scene.

It is therefore recommended that the application be approved subject to the following condition.


LITTLEHAMPTON

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Erection of a metal shed

Parkside Evangelical Church
1 St Floras Road
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).

- 2 The storage shed hereby permitted shall be ancillary to the pre-school use only.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.