PLANNING APPLICATION REPORT

REF NO: LU/176/08/

LOCATION: 70 High Street
Littlehampton

PROPOSAL: External refurbishment to existing shopfront to include, new glazing, entrance doors & self service machines

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Insertion of Automatic Telling Machine, entrance doors, and extended glazing, all to front elevation
SITE AREA	Approximately 196 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Undefined
SITE CHARACTERISTICS	End of terrace, three-storey corner building with lower sandstone and upper red brick walls, with grey tiled roof. Steel framed full length and segmented windows. Occupied by HSBC Bank Plc.
CHARACTER OF LOCALITY	Pedestrianised Littlehampton High Street. Tightly packed two-storey properties with ground floor premises and office/residential over

RELEVANT SITE HISTORY

LU/413/87	Single storey extension to machine room	Approve Cond 21-09-1987
LU/249/83	Installation of a cash dispenser	Approve Cond 29-06-1983
LU/433/84	Remove existing windows cut down stonework and cills & full height aluminium windows & glazed entrance doors	Approve Cond 17-10-1984

REPRESENTATIONS

Representations received:
Littlehampton Town Council

Littlehampton Town Council: No objection

Comments on Representations received:

Noted

CONSULTATIONS

Conservation Officer

Consultations responses received:

District Conservation and Design Manager: The stone sections below the existing windows are important to the character and appearance of this Victorian/Edwardian building and consider their loss should be resisted.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up area boundary
Within the Principal Shopping Area
Primary Shopping Frontage
Building of Special Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	CH5	Buildings of Architectural or historical importance
Arun District Local Plan:	DEV1	Conversion of Rural Buildings for Industrial or Business Use
	GEN7	The Form of New Development
	GEN22	Buildings or Structures of Character

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

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, and impact upon the architectural and historic interest of the Local List Building.

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect upon the architectural and historic interest of the Local List Building, and on the visual amenities of the locality.

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 building, to which the development is proposed to be undertaken on, is one that is designated local list status. This is because, in historic and architectural terms, it contributes towards the local townscape. It also serves to enhance the visual amenities of pedestrian approaches up and down the High Street which has suffered from inappropriate modern shop refits in the past, and, as a result, exhibits a lack of distinctive shop frontages. In contrast, this prominent building, occupied by HSBC Bank Plc makes a positive contribution to the character and visual interest of the High Street. In particular its front elevation at ground floor, to which the development is proposed on, has an attractive, distinctive shop front consisting of stone sections under the windows, which contribute to the sense of a more traditional solid, sturdy durability, and far less corporate visual appearance, to the building. Such characteristics are replicated in the larger upper floors of the building, reinforcing the view of the building as an overall whole.

As such, the loss of such features, as proposed in this application, together with the extended height glazing and unnecessary cluttering of Automatic Teller Machines on this elevation (the return wall exposed by Clifton Road is far more modernised than the front elevation, presenting the opportunity to utilise this elevation for the additional ATM), is considered to detrimentally detract from the design and appearance of the Building of Local Character, and be detrimental to the visual amenities of the locality. Policy GEN22 states alterations, extensions or other development which would adversely affect the appearance of setting of a local list building shall not be permitted. It is therefore recommended that the planning application be refused, for the reasons as set out overleaf.

RECOMMENDATION

REFUSE

1 The proposal by reason of the number and siting of the ATMs, the extended height glazing, together with the loss of existing stone sections of the prominent front elevation of the building, would detrimentally detract from the architectural and historic interest of the Building of Local Character and so be detrimental to the visual amenities of the locality in conflict with policies DEV1, CH1, CH5 of the West Sussex Structure Plan and GEN7, GEN22 of the Arun District Local Plan.