LU/17/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Detached store to rear garden. 1 New Road, Littlehampton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	A detached store room measuring approximately 6.3 metres in length, approximately 3.3 metres in width and approximately 2.3 metres in height. It will be constructed from concrete panels and a metal sheet roof.
SITE AREA	Approximately 315 squared metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by this application
BOUNDARY TREATMENT	The front boundary is marked by a stone wall at approximately 0.5 metres. To rear there is a stone wall approximately 1.5 metres high with some hedging at over 2 metres.
SITE CHARACTERISTICS	A semi-detached property which is accessed through a side door and has a side access route to rear where the proposed store is to be located.
CHARACTER OF LOCALITY	A mixture including shops, residential terraced properties and a warehouse beyond the northern boundary of the domestic curtilage.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None	None	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Parish Council	No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection in principle.
Southern Water	No adverse comment.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

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 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 legislative background.

CONCLUSIONS

The detached store is considered acceptable in terms of its dimensions at approximately 6.3 metres in length and approximately 3.3 metres in width. It will be located to the rear of the property where a series of plots are adjacent to one another and cannot be viewed from the road. The boundaries to north and west include stone walling at approximately 1.5 metres in height. This will minimize the impact of the proposal, even though there is low boundary treatment to the east and the neighbouring plot belonging to Number 3. Despite this, the store remains within the domestic curtilage boundary and will not overhang or encroach on this aforementioned rear plot.

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CONCLUSIONS

The design, including its use of materials, will be in-keeping with the metal paneling found on the warehouse called Littlehampton Badminton and Squash Club beyond the northern boundary of the domestic curtilage. As a result, it is assessed that the detached store is unlikely to cause a demonstrable level of harm.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

LITTLEHAMPTON LU/17/06/

Detached store to rear garden

1 New 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 store hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 1 New Road as a shop and shall not be used otherwise.

Reason: To accord with policies GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit which could give rise to an over-intensive use of the site.