

REPORT UPDATE

Application No: LU/20/10/

Reason for the Update / Changes

Reason for Update/Changes:

Littlehampton Town Council - No objection.

Officers Comment:

Noted.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

LU/20/10/

PLANNING APPLICATION REPORT

REF NO: LU/20/10/

LOCATION: Littlehampton Promenade
Littlehampton

PROPOSAL: Removal of existing benches and shelters on seafront promenade. Replacement with single bench structure from east Beach cafe to rear of concessions adjacent to Harbour Park (sited along southern boundary with existing dwarf wall). Erection of two new public shelter structures - Amendment to LU/247/09.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application proposes an amendment to the planning permission granted (LU/247/09) in November 2009. The only difference in this application is the proposed materials for the slats in the bench itself. Everything else approved remains the same.

Previously, the design incorporated enamelled stainless steel slats and it is proposed to replace these with predominantly reclaimed tropical hardwood. These hardwood slats will come in approximately 28 different shades of finish and can be oil stained or left to weather the finish. However, there will also be a proportion of coloured stainless steel slats that are intended to be incorporated into the bench around lampposts, set backs or kinks.

The bench is proposed along the length of Littlehampton seafront from East Beach Cafe to Harbour Park. The total length of the site is 483m. The bench will sit in front of the existing dwarf wall on its southern side of the promenade and provide a continuous seating structure.

The bench will roll behind the existing bins and go around the front of the existing lamp stands. In the areas of existing openings, the bench will be dropped to go into the pedestrian surface in a variety of designs.

The two existing public shelters are proposed to be replaced by open shelters with the bench twisting and looping within. The shelters will be 13.7m in width x 4.4m in depth x 3.6m in height and are sited at a slight angle to provide shelter from the prevailing south west winds. The shelters will be constructed of stainless steel and be finished in a brass/bronze colour.

SITE AREA	0.25 ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall to the north of the proposal along its length.
SITE CHARACTERISTICS	Area is a flat public promenade on the coast.
CHARACTER OF LOCALITY	There are a number of elements of street furniture on the promenade and two public shelters. To the north are areas for car parking, green open space and some commercial activity.

RELEVANT SITE HISTORY

LU/247/09/	Removal of existing benches and shelters on seafront promenade. Replacement with single bench structure from east Beach cafe to rear of concessions adjacent to Harbour Park (sited along southern boundary with existing dwarf wall). Erection of two new public shelter structures	Approve Cond 04-11-2009
------------	--	----------------------------

REPRESENTATIONS

Representations received:
Littlehampton Town Council
None

Comments on Representations received:

None

CONSULTATIONS

Sussex Police-Community Safety
Property Services Manager
Parks and Landscapes
Environmental Health
Cultural Development
Engineers (Coastal Protection)
Economic Regeneration
Car Parks
Env. Amenities & Comm. Safety

Consultations responses received:

Parks & Greenspaces - No Comments

Coastal Engineers - No Comments

Environmental Health - No Comments

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Within Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPTSR1	Coastal Resorts
Arun District Local Plan:	GEN7 GEN13	The Form of New Development Public Access to the Coast

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
------	------------------------------------

SUPPLEMENTARY POLICY GUIDANCE

XXX3	Good Planning Practice Guide on Tourism
------	---

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.

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 material adverse effect on the visual amenities or character 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

As stated above, the only difference between what is proposed within this application and that approved (LU/247/09) in November 2009 is the proposed materials used for the slats of the bench along its length. Therefore, the previous report is attached as an Appendix to this report as virtually all the content of the report remains the same.

Previously, the design incorporated enamelled stainless steel slats and it is proposed to replace these with predominantly reclaimed tropical hardwood. These hardwood slats will come in approximately 28 different shades of finish and can be oil stained or left to weather the finish. However, there will also be a proportion of coloured stainless steel slats that are intended to be incorporated into the bench around lampposts, set backs or kinks.

The reclaimed hardwood is designed to have a minimum life expectancy of 20 years and is a durable robust material. It is dense, strong and difficult to splinter. Much of the reclaimed wood will be from old groynes and therefore, in sustainability terms, the bench will be significantly more sustainable than the previous proposals. The applicant also states that as much reclaimed wood as possible will be obtained from local sources to enhance the sustainability of the design and build.

The shelters are exactly the same in design and will be constructed of stainless steel and be finished in a brass/bronze colour.

The bench will substantially increase the provision of seating on the promenade and will actually increase areas of seating with back supports.

The proposed change in materials will alter the appearance of the bench. However, this change is not considered to be adverse in visual appearance and the bench will retain the design and variety of colour and the proposed change is considered to be acceptable. It is therefore recommended that the application be approved subject to the following conditions.

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 Prior to the commencement of development, full details of coloured samples of surface material and surface trim around the shelters to be submitted to, and agreed in writing by, the local planning authority prior to the commencement of development. The approved coloured materials shall thereafter be used in the construction around the shelters and be permanently maintained in those materials.

REASON: In the interest of the visual amenities of the area and in accordance with policy GEN7 of the Arun Local Plan.

- 3 Prior to the commencement of development, details of the colour of the cladding to the shelters shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of development. The approved coloured materials shall thereafter be used in the construction of the shelters and be permanently maintained in those materials.

REASON: In the interest of the visual amenities of the area and in accordance with policy GEN7 of the Arun Local Plan.

- 4 This permission relates to the following approved plans.

113_00_000 B
113_00_011 B
113_00_012 B
113_00_013 B
113_00_014 B
113_00_111 C
113_00_112 B
113_00_113 B
113_00_114 B

113_01_001 B
113_01_101 C
113_01_110 B
113_01_111 C
113_01_112 C
113_01_113 C
113_01_114 C
113_01_115 C

113_02_101 C
113_03_001 B
113_03_002 B
113_03_101 C
113_03_102 C

113_04_100 C
113_04_101 C
113_04_102 C
113_04_110 C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 5 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN13

NATIONAL POLICIES: PPS1, GOOD PRACTICE GUIDE TO TOURISM

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.