

PLANNING APPLICATION REPORT

REF NO: LU/246/10/

LOCATION: 33 High Street
Littlehampton

PROPOSAL: Remove existing roller shutters, install new glazed shop front, install new rear walling and gates to replace existing gates

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves extending ground floor frontage of the shop to be flush with the upper floors by way of filling in an existing sheltered area. The new gates and wall would be in the same position as the existing.
SITE AREA	Approximately 90 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the building faces directly onto the pavement whilst the side and rear boundaries are marked by the flank walls of adjoining buildings. The rear boundary is kept by approximately 2.5 metre high gates and a wall.
SITE CHARACTERISTICS	The site is occupied by a two-storey terraced building which has brown brick elevations to the front and painted render to the rear. The roof is hipped and tiled. There is a shop front on the ground floor with a recessed entrance and a fascia on the overhang above it. The building was last used as a greengrocers but is currently vacant and has metal roll shutters drawn down at the front. There is a flat roof extension to the rear where access can also be obtained to a yard area by way of a gated entrance on St. Martin's Lane.
CHARACTER OF LOCALITY	The site is located in a primary shopping area which is characterised by retail units, of varying sizes, set in a linear fashion along a pedestrianised section of road.

RELEVANT SITE HISTORY

LU/203/93	Removal of rear lean-to and store and construction of new single storey extension to shop, together with parking space and access gates.	Approve Cond 27-08-1993
LU/402/85	Alterations to shopfront	Approve Cond 09-09-1985

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Primary Retail Frontage

Principal Shopping Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA19	Primary Shopping Frontages

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth

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 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

The proposal will retain the general appearance of the shop front and include provision for a window display, in-keeping with the appearance of the surrounding shops and in accordance with Arun District Local Plan Policy AREA19. The proposed gates are of a similar scale and appearance to those existing and are not considered to look out of character.

The site is within a predominantly retail use area although there are residential dwellings nearby, particularly above neighbouring shop buildings. It is considered that the minor scale of the proposed works would ensure that no adverse impact would be produced towards any neighbouring residents.

It is therefore recommended that the application is 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 This permission relates to the following approved plans:-

Various Plans: Received 24-08-2010

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

- 3 **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 or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA19

NATIONAL POLICIES: PPS1, PPS4

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