

PLANNING STATEMENT

PROPOSED TRANSFER OF USE CLASSES:

No.48 and No.50, High Street, Littlehampton

PREPARED BY:



12 Vickers Lane, Louth, Lincolnshire, LN11 9PJ

Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH



1 INTRODUCTION

- 1.1 This Supporting Statement accompanies a full planning application to effectively transfer the use classes between No.48 and No.50 High Street, Littlehampton.
- 1.2 Presently, No.48 is used partly as a Licenced Betting Office (LBO) and partly as an Adult Gaming Centre (AGC). These uses fall within the 'Sui Generis' use class. No. 50, which is currently vacant, is a retail unit and therefore fall within use class A1. The existing shop fronts onto High Street can be seen in Figure 1 (below).
- 1.3 The proposal is to swap the uses so that No.48 can be used for retail and No.50 can be used as an LBO and AGC. There will be no external changes to the buildings other than existing signage being updated. There will also be no change to the use of the upper floors.



FIGURE 1: View of the building fronts on High Street (No.48 right, No.50 left)

2 SITE LOCATION

- 2.1 The buildings are located within the centre of Littlehampton, on the southern side of the High Street and towards its western end (see Figure 2); the Ordnance Survey grid reference for the buildings is TQ 502774 102127.
- 2.2 The Arun Local Plan 2018 Policy Map (Figure 3) shows that the buildings are in an 'Economic Growth Area' and within the 'Town Centre Boundary'. The map also classifies that the front elevations as 'Primary Retail' frontage.
- 2.3 The buildings are not listed and are not within the conservation area. The character of the immediate area is primarily retail.



FIGURE 2: Aerial photographs highlighting the location of the site



C Littlehampton Town Centre

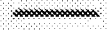
0 Metres 100
Scale: 1:3,000



Chapter 8 - Employment & Enterprise

-  Economic Growth Area
-  Strategic Employment Site
-  Courtwick
-  North Littlehampton
-  Angmering

Chapter 9 - Retail

-  Town Centre Boundary
-  Retail - Primary
-  Retail - Secondary

Town Centre Inset Maps:

- C Littlehampton
- D Rustington

FIGURE 3: Inset Map from the Arun Local Plan 2018

3 PLANNING HISTORY

3.1 No.48 has been subject to various planning applications as listed below.

- LU/63/12 - Application for variation of a condition no.2 following grant of planning application LU/364/02 - opening hours (APPROVED)
- LU/186/11 - Conversion of upper floors to residential, forming 8 no. dwellings (APPROVED)
- LU/364/02 - Change of use of ground floor from Optician to Amusement Centre (ALLOWED AT APPEAL)
- LU/184/88/A - One internally illuminated fascia sign and one internally illuminated projecting box sign (APPROVED)
- LU/162/88 - Installation of new powder coated aluminium shopfront (APPROVED)

The planning history shows that the building was used as an opticians prior to becoming an amusements. If the opticians included an element of retail the previous use would have been A1 and D1.

3.2 No.50 has a brief history which is just to change the use of the first floor to a self-contained dwelling; reference LU/347/07 (APPROVED)

4 FLOOD RISK & DRAINAGE

4.1 The Flood Map for Planning is not clear, but it appears that No.50 may be just within Flood Zone 2 and No.48 within Zone 1.

4.2 The proposal only involves the transfer of the existing ground floor uses and there will be no habitable or sleeping accommodation on the ground floor, as per the current situation. The risk is therefore low and there is no reason to refuse on the ground of flooding.

5 PLANNING POLICY

- 5.1 As discussed, the Arun Local Plan 2011-2031 (July 2018) shows that this section of the High Street has a 'Primary' retail frontage. Therefore, Clause 2 of Policy RET DM1 of the Plan would be relevant. The wording of Clause 2 (Town Centres uses within primary and secondary shopping frontages) is as follows;

Along the primary or secondary shopping frontages, as defined on the Policies Map, proposals for retail (Use Class A1) will be permitted. Proposals for financial and professional services (Use Class A2) uses and food and drink premises (Use Class A3) will be permitted provided that:

- a. The proposal would not create a concentration of non-retail uses to the detriment of the vitality of the town centre;*
- b. Provision is made for a window display, appropriate to a shop front, which is in keeping with the character of the shopping area; and*
- c. There is no detrimental effect on the character or amenities of the area through smell, litter or noise.*

- 5.2 Clause 2 warns against a concentration of non-retail uses if it will harm the vitality of the town centre. However, as the proposal effectively involves a swap of the uses between the two buildings, the number of non-retail units will not be affected.

- 5.3 Clearly, the timing for the change of use of both buildings needs to be controlled so that there can never be a point when one has changed whilst the other continues with the same use i.e. it could be possible that both buildings operate as a retail unit at the same time. Clearly that would not be a problem as it would comply with policy, however, having both buildings operating as an LBO or AGC may be considered as an over concentration. To overcome this, a planning condition can be included on the permission which effectively does not allow the new use in the building to commence until the same use in the other building has ceased. The Local Planning Authority will be able to advise on the wording of the condition.

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- 5.4 At this stage it is understood that the intention is to fit out No.50 for the LBO and AGC use whilst still operating as the same in No.48. The planning condition previously discussed would not prevent this fit out taking place and when the building is ready, the use can effectively start whilst at the same time stopping in the other.
- 5.5 In relation to other policies, as this is a relatively straightforward proposal which effectively swaps the use between two almost neighbouring buildings, there will be no impact on design and visual amenity or residential amenity.
- 5.6 As the proposed development accords with relevant development plan policies it is considered acceptable subject to the planning condition previously discussed..