

PLANNING APPLICATION REPORT

REF NO: LU/284/09/

LOCATION: 12 Bayford Road
Littlehampton

PROPOSAL: Conversion of ground floor shop premises and first floor flat over into self contained terrace town house

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 79 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Wrought Iron railings and dwarf brick wall to front of the site.
SITE CHARACTERISTICS	Terraced 2 1/2 storey building. Shop unit at ground floor level, residential at 1st and 2nd floor. Red brick elevations, hipped slate tiled roof, dormer to front elevation.
CHARACTER OF LOCALITY	Located within the Principle Shopping Area of Littlehampton, properties to the east side of the road are predominantly shops and restaurants at ground floor level, with residential above. Properties to the west side are private residential properties.

RELEVANT SITE HISTORY

LU/219/90	Change of use of ground floor and first floor from shop and living accommodation to office use, and second floor to storage.	Approve Cond 13-08-1990
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REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Comments on Representations received:

Noted.

CONSULTATIONS

WSCC Local Development Divis.
Environment Agency
Property Services Manager

Consultations responses received:

ENVIRONMENT AGENCY:

No objection; there are existing habitable rooms on the ground floor of this property. Therefore not considered that there is a significant increase in vulnerability (in line with table D2 of PPS 25) and do not wish to object to this proposal on flood risk grounds.

Recommend that the applicant considers incorporating flood proofing and resilience measures to protect the property from the effects of flooding. Paragraph 8 of PPS25 states that Local Planning Authorities in determining planning applications should: ensure that all new development in flood risk areas is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed. Although we would recommend imposing a condition to ensure flood proofing measures are incorporated, we would not expect to discharge such conditions, and would instead recommend consulting your Emergency Planner.

COUNTY HIGHWAYS:

Have no concerns with regards to the proposed application.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary
Principle Shopping Area; Littlehampton

DEVELOPMENT PLAN POLICIES

South East Plan:

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

PPS1	Delivering Sustainable Development
PPS25	Development and Flood Risk

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 seeks permission for the conversion of the existing ground floor shop unit and self contained flat above into one single dwelling. The site is located within the Principle Shopping Area of Littlehampton, however it is sited away from the High Street which has a mix of residential and retail units, therefore the formation of a dwelling is considered to be in keeping with this area of the Principle Shopping Area.

County Highways have made no objection to the proposed Change of Use. As there are existing habitable rooms at ground floor level the Environment Agency have made no objection to the proposal in-line with PPS25.

The proposed will form a town house which is considered to be in-keeping with the street scene as there are existing dwellings fronting the highway and the loss of the shop frontage is not considered to be detrimental to the street scene as the neighbouring shops fronts are of varying styles and designs.

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 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policy GEN11 of the Arun District Local Plan.

- 3 This permission relates to the following approved plans, drawing No; 4170/1; 4170/5; 4170/2; 4170/3; and 4170/4.

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.

4 **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, PPS25

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