

Recommendation Report for Planning Permission

REF NO: LU/294/19/PL

LOCATION: 71 Beach Road  
Littlehampton  
BN17 5JH

PROPOSAL: Change of use from Guest House (C1 Hotels) to single dwelling house (C3 Dwelling Houses).

**SITE AND SURROUNDINGS**

|                            |                                                                                                             |
|----------------------------|-------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | As above. No external alterations are proposed.                                                             |
| SITE CHARACTERISTICS       | The site is a large three storey semi detached residential property which has been in use as a guest house. |
| CHARACTER OF LOCALITY      | A residential area close to the town centre of Littlehampton.                                               |

**RELEVANT SITE HISTORY**

|           |                                               |                                  |
|-----------|-----------------------------------------------|----------------------------------|
| LU/312/82 | Change Of Use From Residential To Guest House | ApproveConditionally<br>01-09-82 |
|-----------|-----------------------------------------------|----------------------------------|

Change of use to guest house was approved in 1982.

**REPRESENTATIONS**

**REPRESENTATIONS RECEIVED:**

Littlehampton Town Council  
No objection.

1 letter of no objection pointing out that the building is a locally listed building of special character. However as no external alterations are proposed a comment of no objection was registered.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Noted.

**CONSULTATIONS**

Economic Regeneration  
Environmental Health

**CONSULTATION RESPONSES RECEIVED:**

Economic Regeneration - No comments received.

Environmental Health - No comment.

**COMMENTS ON CONSULTATION RESPONSES:**

Noted.

**POLICY CONTEXT**

Designation applicable to site:

ADOPTED LOC PLN

CLASS B ROAD

A O S CHARACTER

BLDGS SPEC CHAR

NO PUBLIC SEWER

**DEVELOPMENT PLAN POLICIES**

[Arun Local Plan 2011 - 2031:](#)

|        |                                                             |
|--------|-------------------------------------------------------------|
| SDSP2  | SD SP2 Built-up Area Boundary                               |
| DDM1   | D DM1 Aspects of form and design quality                    |
| DDM4   | D DM4 Extensions&alter to exist builds(res and non-res)     |
| DSP1   | D SP1 Design                                                |
| HERDM2 | HER DM2 Locally Listed Buildings or Structures of Character |
| TOUDM1 | TOU DM1 Tourism related development                         |
| TSP1   | T SP1 Transport and Development                             |

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)      The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2      A Spatial Plan for the Town

Littlehampton Neighbourhood Plan 2014 Policy 17      Buildings and Structures of Character

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPG | National Planning Practice Guidance |
| NPPF | National Planning Policy Framework  |

**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Policies 1 and 2 of the Littlehampton Neighbourhood Plan are considered relevant to this application.

#### **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 no significant impact would occur on the character & appearance of the area or on the residential amenity of any neighbouring properties.

#### **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**

##### **PRINCIPLE**

The site is located within the built-up area where the principle of development is acceptable subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within the Arun Local Plan policies D DM2 Internal Space Standards, D DM4 alterations to residential property, T SP1 Transport and policy TOU DM1 Tourism Related Development. This policy seeks to protect the level of provision of tourist accommodation in the district.

##### **INTERNAL SPACE STANDARDS**

The converted property would have an internal space dimension of approximately 230 sq.metres well in excess of the 134 sq. metres minimum standard for a 3 storey 5 bedroom dwelling required in the Nationally Described Space Standards and therefore the proposal would comply with policy D DM2 Internal Space Standards.

##### **ALTERATION TO RESIDENTIAL PROPERTY**

The proposed alterations to the property would all be internal. The proposal would therefore comply with policy D DM4 in that it would not alter the external appearance of the property nor have any additional impact on the residential amenity of neighbouring properties.

##### **TRANSPORT**

The current use has 2 car parking spaces on the front driveway which would be retained. The use of the property as a residential house would be likely to have a lower demand on car parking spaces than a guest house and therefore the proposal is considered to comply with policy T SP1 of the Arun Local Plan.

**LOSS OF TOURIST ACCOMMODATION**

Policy TOU DM1 states that existing visitor accommodation will not be granted a change of use that leads to a loss of a visitor offer unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes.

The applicant has provided a marketing statement demonstrating that the property has been advertised for sale as going concern without success since 2017. No other tourist uses have been identified for the property concerned.

It is therefore accepted that a change of use of the guest house back to its original use as a residential property would be acceptable.

**BUILDING OF CHARACTER**

The proposed development will not result in any external alterations to the building of special character and is therefore considered to be in accordance with policy HER DM2 of the Arun Local Plan and policy 17 of the Littlehampton Neighbourhood Plan.

**CONCLUSION**

The proposal is considered to accord with local development plan policy and is recommended for approval subject to the following conditions:

**HUMAN RIGHTS ACT**

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

**DUTY UNDER THE EQUALITIES ACT 2010**

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

**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 The development hereby approved shall be carried out in accordance with the following approved plans:  
Proposed Floor Plan and Roof Plan dwg.no. 901/02 dated September 2019

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 of the Arun Local Plan.

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.