

Recommendation Report for Planning Permission

REF NO: LU/313/19/PL

LOCATION: Metcraft Ltd
Harwood Road
Littlehampton
BN17 7BB

PROPOSAL: Re-clad the building with a pre-finished steel cladding system, add 4 No. new roller shutter doors & 4 No. new personnel doors to the front face of the building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to subdivide an existing industrial unit into 4 small units, re-clad the building with a pre-finished steel cladding system, add 4 No. new roller shutter doors & 4 No. new personnel doors to the front face of the building.
SITE AREA	698 sq.m.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open frontage to the plot. 3 metre security gate to the north eastern gable end of the building preventing access to the rear of the building.
SITE CHARACTERISTICS	A vacant industrial 'shed' with a curtilage to the front of the premises.
CHARACTER OF LOCALITY	A dedicated industrial estate with residential properties approximately 90 metres to the east of the site.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Support.

No comments received from neighbours.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/a.

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN

DEVELOPMENT PLAN POLICIES

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

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
EMPDM1	EMP DM1 Employment Land: Development Management

[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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 & 2 of the Littlehampton Neighbourhood Plan are considered relevant to the determination of 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 it would be a renovation of an existing business use on an industrial estate which would be in character with the surrounding area and comply with policy D DM1 and policy EMP DM1 of the Arun Local Plan.

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 which in this case are considered to be policies DDM1, DDM4 and EMP DM1 which seek to prevent development that would have an adverse impact upon visual and residential amenities and policies 1 & 2 of the Littlehampton Town Neighbourhood Plan.

CONTEXT

The proposed renovation of the currently vacant unit would provide more marketable and modern light industrial premises. There would be no change of use as a result of the proposal as the units would be retained for light industry.

The only alterations would be to subdivide the unit into 4 smaller units, reclad the building as a whole in goosewing grey cladding, add 4 x roller steel doors and 4 x external personnel doors, 1 for each unit.

EMPLOYMENT

The proposed refurbishment of the industrial buildings would enhance the existing provision of light industrial premises and would therefore be compliant with policy EMP DM1 of the Arun Local Plan which seeks to protect and enhance existing employment sites and premises.

DESIGN AND VISUAL AMENITY

The proposed refurbished building is located within an industrial estate. There will be no change to the footprint, dimensions and form of the existing building which would be considered to be visually subservient to the current building and will acceptably blend in with the character of the existing building and industrial buildings in the vicinity of the proposed development. The alterations are therefore considered acceptable in design and visual amenity terms and complies with relevant policies DDM1, DDM4 and DSP1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed alterations would not alter the separation distances between the industrial units and the nearest residential properties which are approximately 90 metres away. It is therefore considered acceptable in residential amenity terms and complies with Local Plan policy D DM1 & D DM3

It is therefore recommended that the application be approved, 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:
Block Plan received on 22nd October 2019.
Proposed front elevation (New Facia for Building 1) received on 22nd October 2019.
Proposed Floor Plans received on 22nd October 2019.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 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.