

Recommendation Report for Planning Permission

REF NO: LU/316/18/PL

LOCATION: 1A Norfolk House
Beach Road
Littlehampton
BN17 5HZ

PROPOSAL: Installation of new shopfront & shutters with new shop door position

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	As above. The proposal relates to the provision a replacement aluminium shop front with one of the same material, but an altered door position which makes it more centrally positioned on the elevation.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The property is located on the back edge of the footpath.
SITE CHARACTERISTICS	Ground floor retail unit at end of parade with aluminium shop front
CHARACTER OF LOCALITY	Town Centre location. Mix of traditional and modern shop fronts within the locality.

RELEVANT SITE HISTORY		
LU/87/79	New Aluminium Shop Front	ApproveConditionally 21-03-79
LU/33/57	Installation Of A New Shop Front	Approve 10-05-57

REPRESENTATIONS	
REPRESENTATIONS RECEIVED:	
Littlehampton Town Council	
No Objection	

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATION RESPONSES RECEIVED:

- none

COMMENTS ON CONSULTATION RESPONSES:

- none

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Secondary Retail Frontage
Class B Road

DEVELOPMENT PLAN POLICES

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

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.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Yapton. There are no relevant policies in Littlehampton Neighbourhood Plan

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 to renew the existing shop front with a replacement of the same materials and similar appearance. The entrance would be slightly relocated. The site is located within the secondary shopping area of Littlehampton, in which the principle of development is acceptable, subject to compliance with relevant development plan policies. Both local and national policies seek to protect existing shopping areas by encouraging vitality and attractive places to visit. Policy RET DM1 of the Arun Local Plan supports development which is of a high standard of design, materials and layout and has due regard to the character of the site and its surroundings. The alteration would have regard to the character of the area which comprises a mix of modern and traditional shop fronts. It would retain the option to provide a window display in accordance with this policy.

The changes proposed would enhance the appearance of the existing shop front by renewing and upgrading its appearance. The new shop front would not detract from the character or appearance of the building or the street scene.

In the absence of any visual harm to the street scene or building, it is 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 Site Location Plan, Photos, Existing and Proposed Plans Elevation & Section RSD2385-100.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.