

Recommendation Report for Planning Permission

REF NO: LU/32/20/PL

LOCATION: Marina Workshop
Littlehampton Marina
Ferry Road
Littlehampton

PROPOSAL: Retention of detached marina workshop.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	An industrial shed measuring 13 metres by 8 metres in floor area by 6 metres in height. This is a retrospective application.
SITE AREA	N/a
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to other buildings in the vicinity of the workshop.
SITE CHARACTERISTICS	An industrial shed in a group of other industrial sheds
CHARACTER OF LOCALITY	The Littlehampton Marina has a number of different uses from storage to residential caravans to industrial sheds all on the same site.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No objection

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
South Downs National Park

CONSULTATION RESPONSES RECEIVED:

ADC Engineers - No objection - Drainage in accordance with building regulations.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

ABUTTS RIV ARUN

PROT COAST AREA

NO PUBLIC SEWER

RIGHT OF WAY

PD RESTRICTION

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HSP2B	H SP2b Greater Littlehampton Urban Area
EMPDM1	EMP DM1 Employment Land: Development Management

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
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Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
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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.

Policies 1 & 2 of the 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 the design of the industrial shed is in keeping with area within which it is located.

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

This is a retrospective application. The marina workshop is a standard industrial shed located within a group of industrial sheds and as such it is of an acceptable design.

The size and scale of the building is in character with the surrounding industrial sheds.

The building is constructed of white panel walls and a white coloured roof which further matches in with surrounding buildings.

The site is located sufficiently away from residential properties for the impact on their amenities to be acceptable.

The development complies with policy D DM1 of the Arun Local Plan.

The development is considered to enhance and protect existing employment sites meeting the needs of businesses and the local economy in accordance with policy EMP DM1 of the Arun Local Plan. As a retrospective application this application is compliant with this policy.

The site is within strategic housing allocation SD4. However, no plans have yet to be submitted so this application does not conflict with this allocation.

Flooding

The site is located in an elevated position within the landscape within Flood Zone 1 and therefore the impact of the site in terms of flood risk is considered to be acceptable.

The development is recommended for approval in accordance with 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 approved shall be carried out in accordance with the following approved plans:

Location Plan LMRSC/1a

Floor Plan received on 31st January 2020.

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.

- 2 **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.