LU/332/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Change of use from A1 to A2 for ground floor shop Ground floor 17-19 Beach Road Littlehampton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.02 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected
BOUNDARY TREATMENT	Concrete surfacing
SITE CHARACTERISTICS	Four storey end of terrace with brick and speckled render walling with tiled roof. Retail at ground floor with residential over
CHARACTER OF LOCALITY	Town centre

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/230/94	Conversion of 1st, 2nd and 3rd floor offices (Approx, 150m/2 gross floor area) into 3 self contained flats. First floor rear extension office to remain as office	Approved Conditionally 07-09-1994
LU/211/06	Change of use from A1 (shop) to A3 (Restaurants & café)	Refused 29-08-2006
LU/348/06	Rear extension to shop and new dwelling	Refused 22-12-2006
LU/28/07	Rear extension to shop (Resubmission of LU/348/06)	Approved Conditionally 13-03-2007
LU/99/07	Office extension	Approved Conditionally 11-05-2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Principal Shopping Area Building of Special Character Abutts Conservation Area Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, DEV5, NE1, CH5, ERA1
Arun District Local Plan: GEN6, GEN7, GEN12, GEN22, AREA19, DEV26

PLANNING POLICY GUIDANCE

PPS1:	Delivering Sustainable Development
PPS6:	Planning for Town centres
PPG13:	Transport

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed with regard to amenity (in particularly the potential impact of noise and traffic movement resulting from the proposal), the vitality and viability of the principal shopping area, parking provision, and on the architectural and historic interest of the Building of Special Character.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

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

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

have no materially adverse effect on amenity (in particularly the potential impact of noise and traffic movement resulting from the proposal), the vitality and viability of the principal shopping area, parking provision, and on the architectural and historic interest of the Building of Special Character.

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 site is situated within a town centre location to the rear of a public car parking; therefore the parking provision is acceptable. An A1 use adjoins the premises, therefore the loss of this A1 premises is not considered to adversely impact upon the vitality and viability of the principal shopping area. There are no external alterations; the proposal is not considered to adversely impact on the Building of Special Character. A2 (professional and financial business) will be less disruptive in terms of activities than a retail shop, therefore the proposal is not considered to result in any detrimental effect through smell, litter or noise on surrounding residential accommodation (including that accommodation approved in LU/28/07). It is recommended that the planning application should be approved, subject to the conditions set out overleaf.

ARUN DISTRICT COUNCIL:LU/332/07/ 31/08/2007

RECOMMENDATION LU/332/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: LU/332/07/

1 **To Addressee**

2 **Site Address**

Ground floor 17-19 Beach Road
Littlehampton

3 **Description of Development**

Change of use from A1 to A2 for ground floor shop.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

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, on the vitaility and viability of the principal shopping area, parking provision, or on the Building of Special Character, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, DEV5, NE1, CH5, ERA1

LOCAL PLAN: GEN6, GEN7, GEN12, GEN22, AREA19, DEV26

NATIONAL POLICIES: PPS1, PPS6, PPG13

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

Case Officer: Mr M Porter