

Recommendation Report for Planning Permission

REF NO: LU/346/19/PL

LOCATION: Unit 10 Martello Enterprise Centre
Courtwick Lane
Littlehampton
BN17 7PA

PROPOSAL: Extension to existing unit to provide covered storage .

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to construct an extension to an existing industrial unit which would project to the side of the existing building by 5 metres deep with a width of 5 metres and a maximum height of 3.7 metres to match the roof of the existing building. The area where the extension would be is currently fenced off and used for open storage.
SITE AREA	0.01356 Hectares
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The open storage area where the extension is to be built is currently fenced off with wire mesh fencing.
SITE CHARACTERISTICS	The site is an industrial unit with associated open storage set in the middle of an industrial estate.
CHARACTER OF LOCALITY	The area is an industrial estate occupied by light industrial units. The industrial estates are bordered by residential properties to the north beyond Courtwick Lane.

RELEVANT SITE HISTORY

LU/328/14/PL	Construction of side extension to industrial unit	Refused 29-01-15
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An application for a two storey extension was refused planning permission in 2014 for being out of character with the existing industrial estate (the current application is for a single storey extension).

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

Support.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Environmental Health
Economic Regeneration

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No adverse comments.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN
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)
EMPDM1	EMP DM1 Employment Land: Development Management
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

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 and 2 of the Littlehampton Neighbourhood Plan relate 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 proposed extension would match the character of surrounding development and would not have any impact on residential amenity.

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 are contained within the Arun Local Plan policies D DM1 Design quality, D DM4 extensions to existing buildings, T SP1 Transport and policy and policy EMP DM2 Employment Land.

DESIGN

The proposed development would match in form and materials the existing industrial unit with the same height and roof slope such that the proposed development would have a minimal impact on the surrounding area. The character of the industrial estate would be retained as a result. The proposal would therefore accord with policy D DM1 of the Arun Local Plan

EXTENSION TO EXISTING BUILDING

The proposed extension would sympathetically relate to the existing industrial unit positively contributing to the spatial character of the area, It would be subservient to the main building and would not have an adverse impact on neighbouring properties in accordance with policy D DM4 of the Arun Local Plan.

PARKING

The extension is of a modest size and would be located on an area currently in use for open storage with no parking lost to the existing industrial unit. It is considered that the proposal would accord with policy T SP1 of the Arun Local Plan.

EMPLOYMENT LAND

The proposed extension would protect and enhance as existing employment premises upgrading open storage to enclosed storage in accordance with policy EMP DM1 of the Arun Local Plan.

The proposal is considered to accord with the local development plan 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 elevation, location plan and roof plan dwg no. 15/4312/4 dated Oct 2019.
Proposed elevations, block plan, plan and section dwg.no. 15/4312/3 Rev A dated Oct 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.