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PLANNING APPLICATION REPORT**REF NO:** LU/347/08/**LOCATION:** 1 Clun Road
Littlehampton**PROPOSAL:** Change of use of ground floor retail space into additional residential space to 1st floor flat & alterations to ground floor shop front, fit new windows & front door**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is predominantly for a material change in the use of the property.
SITE AREA	Approximately 386 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None
BOUNDARY TREATMENT	The front of the site is open with the building facing onto a hard surfaced parking area to the front which adjoins the pavement.
SITE CHARACTERISTICS	The site is occupied by an end of terrace, two storey building. The ground floor has a shopfront installed including two large display windows, an entrance enclave with glazed sides and a fascia board above the windows which has been painted black. The elevation walls of the building are constructed from red brick. The roof is tiled and gabled.
CHARACTER OF LOCALITY	The site is located at the entrance to a road which is characterised, in the main, by terraces of two storey residential dwellings that have small, low walled gardens to the front.

RELEVANT SITE HISTORY

LU/178/92	Change of use from retail to playgroup for 16no. 3-5 year olds.	Refused 27-08-1992
LU/90/92	Change of use from retail to playgroup for 24no. 3 to 5 year olds.	Refused 28-05-1992

REPRESENTATIONS**Representations received:**

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Littlehampton Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Property Services Manager

Consultations responses received:

Awaited.

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: [LOC1](#)
[DEV1](#)

Locational Strategy
High Quality Development

Arun District Local Plan: [GEN2](#)
[GEN7](#)

Built-up Area Boundary
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 conflict with relevant Development Plan policies in that the proposal relates to a loss of retail outside the Principal Shopping Area and no viability report has been submitted.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than

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in accordance with the Development Plan and/or legislative background namely that the premises have not been used for retail purposes for some 17 years and the change of use would not detrimentally impact on the vitality of the area.

CONCLUSIONS

The proposal will involve an alteration in the appearance of the front of the building and therefore will bring about a change in the appearance of the street scene. It is considered that this change will not have a detrimental impact on the character and appearance of the surrounding area. The majority of nearby buildings, including the remainder of those on the terraced block to which the building subject of the proposal is attached, are residential dwellings and it is considered that the proposed design will be more in-keeping with these nearby dwellings. It appears that the ground floor of the site has not been used as a shop for some time and it is considered that its current appearance is damaging to the character and appearance of the surrounding area.

It is considered that the loss of shop premises at the site will not have a negative impact on the vitality of the area as the site is not located in a primary retail area, has not been used as a shop for some time, and is located in a predominantly residential area.

It is considered that the changes proposed will not lead to any significant harm being inflicted on the amenities of neighbouring residents. The footprint of the building will remain the same and therefore, it will not lead to an overbearing impact or to increased overshadowing of neighbouring properties. Further, the proposal will lead to a reduction to the amount of glazing to the front of the building and, although the ground floor will now be used as living space, it is considered that this will not present an issue of significant overlooking.

It is therefore recommended that the application is approved, subject to the following conditions.

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 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission was granted because, although the proposed development does not comply with the policies in the Development Plan Listed below in that the use relates to the loss of retail outside the Principal Shopping Area, there are material considerations which indicate that it can be granted. These material considerations are that the premises have not been used for retail purposes for a number of years.

RELEVANT POLICIES

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STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7, DEV30

NATIONAL POLICIES: PPS1

This paragraph is to comply with Article 22 General Development Procedure Order 1995