LU/37/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	New single storey store building extension. The Arun View, Wharf Road, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will be to the northwest of the building and will measure up to a maximum of approximately; 4.5m in length and 4.8m in depth with a mono-hipped roof to a height of approximately 3.8m. This new roof will also replace the flat roof over the existing store room.
SITE AREA	Approximately 0.118 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The front of the building lies on the access road to the car park that is located to the west. The rear of the building is on the edge of the River Arun, and to the southeast is pedestrian access to the footbridge.
SITE CHARACTERISTICS	A three storey detached building formed of a cream painted board lower with dark blue painted details and a white painted rough render upper. The roof is formed of grey slate plain tiles and is hipped at various heights. There are various extensions to the building in accordance with the site history.
CHARACTER OF LOCALITY	The site is located on a main road out of Littlehampton with the railway line and two storey terraced dwellings beyond. There are also two and three storey terraced dwellings to the southeast of the site and an industrial estate to the northwest.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/9/88	Change of use from storage to used vehicle retail site, caravan to be parked on site for use as sales office.	Refused 07-03-1988
LU/95/88	Construction of a conservatory addition internal alterations and associated works.	Approved Cond. 31-05-1988
LU/200/94	Change of use from vacant land to beer garden with new railings & gate access to river frontage.	Approved Cond. 06-09-1994

LU/37/06/

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/352/00/	New bin store and store building.	Approved Cond. 08-02-2001
LU/387/04/	New single storey extension to form additional toilets and dining areas.	Approved Cond. 29-10-2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	Awaited
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	No objection in principle.
Environment Agency	No objection in principle but advises that all surface water from roofs be piped directly into an approved surface water system using sealed down pipes. Care should also be taken to prevent accidental/unauthorised discharge of contaminants to the ground.
Conservation Officer	No objection, but would prefer to see the shiplap boarding extended across the retained brick areas each side of the door.
Conservation Area Advisory Committee	Objection. Spoils original appearance of pub and does not enhance Conservation Area.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area Building of Special Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH4, CH5
Arun District Local Plan : GEN7, GEN22, [redacted], AREA2

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PP15 - Planning and the Historic Environment

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.

LU/37/06/

COMMENT ON CONSULTATION RESPONSES

Noted. The applicant will have been informed of this advice by way of letter from the EA.

It is agreed that the extension of the shiplap boarding across the retained brick areas to either side of the existing door would be more sympathetically in-keeping with the Building of Special Character. The plans have therefore been modified accordingly.

This proposed extension is not considered to be detrimental to the appearance of the Building of Special Character due to the proposed materials and design being in-keeping with the existing building. The use of matching shiplap boarding across the front elevation, and the replacement of the existing flat felt roof with a hipped slate tiled roof, are considered to be sympathetically in-keeping with the overall appearance of the building. Further, it is considered that the extension can serve to enhance the surrounding Conservation Area by screening the existing store room access, stairwell and plant which are currently visible from the road.

COMMENT ON REPRESENTATIONS RECEIVED

None

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."*

In this case, the site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding Conservation Area or 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

This proposed development will provide an extended store building to the northwest of the existing building. It will therefore affect both the front and side elevations, visible from the main road leading out of town with limited boundary screening. However, the extension is considered to be visually subservient to the existing building due to its single storey nature, and is also considered to be in-keeping with both the existing Building of Special Character, as well as the surrounding Conservation Area as previously discussed.

LU/37/06/

CONCLUSIONS

It is not considered that residential amenity will be harmed by this proposal due to the location of this site away from residential properties; the nearest dwelling is approximately 60m away and on the opposite side of the railway line.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding Conservation Area or Building of Special Character.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

LITTL[redacted]AMPTON LU/37/06/

New single storey store building extension.

The Arun View
Wharf Road
Littlehampton

RECOMMENDATION

Approve Conditions

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 materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 This permission relates to the plans as submitted and amended by subsitute elevation plans dated 14th March 2006.

Reason: For the avoidance of doubt.