

LU/455/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Three industrial units formed by division of existing unit, re-clad to match existing with new entrance doors, windows and roller shutter doors Unit 2B, Littlehampton Marina, Ferry Road, Littlehampton
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to convert the unit 2B, which was recently granted a CLE, into 3 separate units; and to re-clad the building.
SITE AREA	0.0354 hectare
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None
BOUNDARY TREATMENT	None
SITE CHARACTERISTICS	One unit, within a two-unit block, brick with corrugated above.
CHARACTER OF LOCALITY	Marina, adjacent to the river, generally the area is used for boat sales, manufacture and maintenance.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/61/82	Change of use of part building from chandlery to manufacture and fitting out of boat hulls.	Approved Conditionally 10/3/82
LU/39/98	New elevations and change of use into 3 self-contained units for retail B1 and workshop use, units 2a and 2b.	Approved Conditionally 30/7/98
LU/221/02	Change of use from building to accommodate chandlery, boat brokerage and self service general store to class B1 (workshops), unit 2a.	Refused 8/11/02 Appeal Allowed 25/6/03
LU/328/07/CLE	Application for a Certificate of Lawfulness for an existing use as an industrial building (B2), unit 2b.	Approved 11/12/07

LU/455/07**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
District Property Services	The use should be limited to marina based activities to accord with the Marina's Lease from this Council.
County Highways	No objection – no information has been provided regarding car parking provision for the existing or proposed units. However, as no increase in the overall floor level is proposed no additional parking spaces would be required.
District Environmental Health	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Policy Area 8 Policy Site 9

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC2, NE8, ERA3
 Arun District Local Plan : GEN3, GEN7, AREA 8, SITE 9

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
 PPS 7 - Sustainable Development in Rural Areas

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the Littlehampton Harbour area.

COMMENT ON CONSULTATION RESPONSES

Noted

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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."

The proposal is considered to comply with relevant Development Plan policies in that the subdivision of the existing unit into 3 will not adversely affect the harbour area or countryside

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 lies within the Littlehampton Marina and is adjacent to the River Arun. The existing unit is one-half of a warehouse building. Consent was recently granted for a Certificate of Lawfulness for an existing use as an industrial building B2 (LU/328/CLE) limited to the construction of amphibious cars, their fabrication in metal and fibreglass, machining, moulding, painting, general engineering, assembly and testing.

The adjacent site is occupied by a marine/boat use.

The site abuts Policy Area 8 Littlehampton Harbour Strategy which supports the continuation and development of the harbour as a commercial and recreational port. It also lies within Policy Site 9 West Bank, River Arun: Marina where permission will be granted for development which will maintain, improve and develop the existing marina, or provide boat building or other marine related commercial uses, provided a significant recreational use remains.

The previous history of the complete unit (2a & 2b) was granted consent for change of use to chandlery and manufacture and fitting out of boat hulls, and subsequently to 3 self contained units for retail (chandlery) and B1 and workshop use (LU/39/98).

This application would effectively subdivide the total building into 4 units, i.e. an increase of only 1 unit on the previously approved use.

This part of the building (unit 2B) is looking visually tired and in need of updating. Therefore the proposed new insulated cladded panels, new glazing and new roller shutter doors are in keeping with the existing and adjacent unit and will not cause any visual harm to the surrounding area.

This area of the marina is currently used for general boat manufacture, repair and sales. It is therefore recommended that the application is approved subject to the conditions set out overleaf.



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Unit 2B
Littlehampton Marina
Ferry Road
Littlehampton

RECOMMENDATION**Approve Cond**

- 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 industrial floor space of the proposed units shall be limited to marine industrial uses and to no other purpose within classes B2 or B8 of the Town and Country Planning (Use Classes) Order 1987.

Reason: In order to conform to Arun District Local Plan policies Site 9 and Policy Area 8.
- 3 Building work shall not commence until details of the space to be laid out for stationing vehicles clear of the public carriageway have been approved by the Local Planning Authority and the building shall not be occupied until such space has been surfaced, drained and completed. The space so approved shall not thereafter be used other than for parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 4 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .



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5 INFORMATIVE:

Any works in, under or over the river Arun Tidal Reaches (a classified main river under the jurisdiction of the Environment Agency), or within 15 metres from the landward toe would require the prior consent under the 1991 Water Resources Act and/or byelaws.

6 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)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC2, NE8, ERA3

LOCAL PLAN: GEN3, GEN7, POLICY AREA 8, POLICY SITE 8

NATIONAL POLICIES: PPS1, PPS7

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