

Recommendation Report for Planning Permission

REF NO: LU/5/19/PL

LOCATION: Harbour Park
Arun Parade
Littlehampton
BN17 5LL

PROPOSAL: First floor extension over existing single storey store to accommodate additional store with external staircase. This application is a Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to construct a first floor extension to an existing store room and service building which serves the Harbour Park amusement park. The building is currently part two storey and part single storey. The proposed extension immediately above the single storey element would measure 10 metres in length by 5 metres in width and would have a hipped roof above with an eaves and ridge height and design matching the existing hipped roof of the two storey element of the building. The new extension at first floor level would match the design of the existing building in all other respects including window style, cills, lintels and materials of construction. The first floor store would be accessed by double doors at first floor level in the side elevation served by external stairs and balustrading which would project 4.2 metres from the side elevation. 3 bike racks would installed at ground floor beneath the external stairway.
SITE AREA	0.55 hectares
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/a - The building is within the complex of buildings forming the Harbour Park amusement park.
SITE CHARACTERISTICS	An amusement park. The building subject of this application is surrounded by outdoor amusement rides and an amusement arcade.
CHARACTER OF LOCALITY	The Harbour Park amusement arcade is located on the seafront at Littlehampton where a number of leisure uses exist

including the Windmill Theatre, seaside concession booths, boating lake and the Green, a seafront park and beach.

None relevant.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

No objection.

No comments received from any other parties.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

ADC Drainage - Due to the lack of proposed changes to impermeable area we have no conditions to request. Any alterations to surface water drainage should be designed and constructed in line with building regulations.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

PUBLIC SEWER ON SITE

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

SDSP2	SD SP2 Built-up Area Boundary
CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
EMPSP2	EMP SP2 Economic Growth Areas
TOUDM1	TOU DM1 Tourism related development
TOUSP1	TOU SP1 Sustainable tourism and the visitor economy
WDM2	W DM2 Flood Risk

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 are considered relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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 not have a materially adverse effect on the residential amenities of nearby properties nor would it have a significant adverse impact upon the established character of the surrounding area.

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 principle of development is considered acceptable because, while the site is located outside of the built up area of Littlehampton contrary to policies SD SP2 of the Arun Local Plan and policy 2 of the

Littlehampton Neighbourhood Plan, the development is considered to comply with one of the exceptions, part f. of policy C SP1 which generally seeks to prevent development in the countryside, in that it accords with policies TOU SP1 and TOU DM1 in relation to tourism.

DESIGN AND VISUAL AMENITY

The proposed extension at first floor level would match the existing building in design and materials 'squaring off' the ground floor element of the two storey building creating a unified whole. It is considered that the extension would weather in time to synchronise with the appearance of the building as a whole. The extension and resulting building as a whole is an extension of an existing structure in a matching design and is not considered to have a significant impact on the character of the area or the street scene.

The proposal is considered to comply with policy D DM1 and D SP1 of the Arun Local Plan with respect to design and appearance.

RESIDENTIAL AMENITY

There are no nearby residential properties and therefore no impact on residential amenity. As such the proposal complies with policy D DM1 of the Arun Local Plan.

DRAINAGE

The proposal is considered to be acceptable in terms of surface water drainage as no additional roofspace would be created and the policy therefore complies with policy WDM2 and WDM3 of the Arun Local Plan.

TOURISM

The proposed development is considered to protect and promote a main tourist asset on the waterfront in Arun and encourage long term growth and viability of the visitor economy in accordance with policy TOU SP1 of the Arun Local Plan.

The proposed development is a minor expansion of a visitor attraction in Arun and is of an acceptable design given the function of the building for the servicing of the existing Harbour Park amusement park which is considered to be located in a sustainable location close to Littlehampton Town Centre. The proposal is considered to comply with policy TOU DM1 of the Arun Local Plan.

CONCLUSION

The proposed development is considered to be acceptable in principle, of an acceptable design and to comply with the relevant policies of the Arun Local Plan and Littlehampton Neighbourhood Plan,

For the above reasons the proposal 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 Plans, Elevations, Section, Roof, Plan and Block Plan Dwg.no. 183003.02A dated 14/12/2018

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

Reason: In the interests of amenity in accordance with policies D DM1 and D SP1 of the Arun Local Plan.
- 4 **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.