LU/72/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Change of use from light industrial/warehouse to vehicle service centre and MOT station Unit 19 Lineside Industrial Estate Arndale Road Littlehampton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Change of use of single storey purpose-built unit from B2 Use Class (General Industry) to vehicle service centre and MOT station (Sui Generis)
SITE AREA	570 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Rear, east, and front boundaries defined by concrete access roads and parking spaces. West side boundary defined by wall of adjoining unit.
SITE CHARACTERISTICS	Single-storey end of terrace purpose built unit with brown brick walls, vertical industrial shutters, and flat roof
CHARACTER OF LOCALITY	Industrial estate consisting of single storey purpose-built units

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/122/72	10 new warehouse units 14-28 8 with office space access roads and parking spaces	Approved Conditionally 14-06-1972
LU/326/73	Change of use from warehousing to industry	Approved Conditionally 02-08-1973

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	~~Awaited~~ No objection
LOCAL GROUPS	None
One letter of objection	• Location of the proposed change of use to a service station and MOT facility only a few hundred yards away from Littlehampton Service Centre • A long struggle to build a business from scratch financially

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	and emotionally especially in the motor trade • Area is economically unable to withstand a further garage and MOT station

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection in principle
County Highways	Awaited
Environmental Health Pollution	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, GEN32

PLANNING POLICY GUIDANCE

PPS1:	Delivering Sustainable Development
PPS23:	Planning and Pollution Control
PPG13:	Transport
PPG24:	Planning and Noise

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the amenities of adjoining units, and impact upon the character of the locality.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Letter of objection noted. However competition between businesses is not a material planning consideration. Parish representation noted.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

LU/72/06

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 it have no materially adverse effect with regard to the amenities of adjoining units, and impact upon the character of the locality.

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

Although the loss of an industrial use of the unit is proposed, the unit is currently vacant and the proposed use will provide a vehicle service centre and MOT station, activities that are considered suited to an industrial estate locality where there is an absence of surrounding residential properties.

Given this, that adequate customer and staff parking will be adjacent to or contained within the site, and that any machinery is to be contained within the building, any adverse impact resulting from the proposal onto adjoining units or the locality is considered minimal.

Therefore having taken all of the above factors into consideration, it is not considered that this proposal would detrimentally harm the amenities of adjoining units, nor adversely impact upon the character of the locality.

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

LITTLEHAMPTON LU/72/06/

Change of use from light industrial/warehouse to vehicle service centre and MOT station

Unit 19, Lineside Industrial Estate,
Arndale 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).