LU/74/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Replace front window/door in PVCu double glazing Laura Mays Café, 15c Surrey Street, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The dimensions will not alter through this intended replacement.
SITE AREA	Approximately 84 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None.
BOUNDARY TREATMENT	N/A.
SITE CHARACTERISTICS	A three storey mid-terrace property with the upper storey red brick, middle storey coloured micro-tiles and lower storey retail unit. There is balcony with metal bars on the second floor.
CHARACTER OF LOCALITY	Situated within a shopping precinct, there are shops with many containing an upper half residential storey. The residential storey differs in style including mock Tudor panelling and natural brick elevations.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/287/89	Use for the sale of consumption both on and off the premises of hot and cold food and non-alcoholic drinks and to maintain 6 tables within the premises for consumption of food and drink sold on the premises.	Approved Conditionally 07-08-1989
LU/459/89	Erection of external flue to rear and detached storage building.	Approved Conditionally 20-11-1989

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	None

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Inside Built-Up Area Boundary Class A Road

DEVELOPMENT PLAN POLICIES

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

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 in regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

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 would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an 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 legislative background.

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CONCLUSIONS

The front window intended for replacement is UPVc which is considered acceptable given its location within a shopping precinct. Further, it has been observed that the majority of shops in Surrey Street have a residential upper storey. In respect to this, UPVc has been noted at this level. This application seeks approval for UPVc to be used at ground level alongside a Class A road. It is regarded that this change would not be obtrusive at a demonstrable level of harm. The variation in appearance between glass and UPVc is regarded as small, such that it can be successfully assimilated within the row of shops.

It is therefore recommended that the application be approved, subject to the condition overleaf.

LITTLEHAMPTON LU/74/06/

Replace front window/door in PVCu double glazing

Laura Mays Cafe
15c Surrey Street
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).