LU/7/09/

PLANNING APPLICATION REPORT

REF NO: **LU/7/09/**

LOCATION: 7 & 9 Norfolk Road
Littlehampton

PROPOSAL: Alterations to frontage and interior to change use of two existing shops to form two new residential units

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The size and shape of the existing building will not be altered. External changes involved are the walling up of the shopfronts and the removal of fascias on the south and west elevations of No. 7 Norfolk Road. Other changes will all be internal.
SITE AREA	Approximately 226 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slopes gently downwards from west to east.
TREES	N/A
BOUNDARY TREATMENT	The building faces directly onto Norfolk Road to the west and Western Road to the south. There is a yard to the rear that backs onto flank elevation walls of outbuildings to the east as well as part of an approximately 1.8 metre high flint wall.
SITE CHARACTERISTICS	The site is occupied by two buildings positioned towards the end of a terrace which are three storeys in height. The elevation walls are finished with a white painted smooth render and are based on a brown brick plinth with further brick work between the large windows at ground floor level. The roofs are tiled and gabled and there is a parapet wall at eaves height on each property. Each building has a front facing dormer allowing for a room in the roof. No. 9 also has a rear facing dormer. No. 7 has a flat roof two storey extension to the rear with external staircase access to a first floor flat. No. 9 has a gable roof two storey rear extension. The ground floor of each building contains a shop front and fascia, No. 7 has two shopfronts, one facing onto Norfolk Road and one onto Western Road. The shop premises at No. 7 are vacant whilst that at No. 9 is occupied by a café.
CHARACTER OF LOCALITY	The site is located on a road that is characterised, predominantly, by three and four storey terraced buildings.

LU/7/09/

Generally these are either a dwelling in their own right, have been subdivided into flats or are used as a residential home. There is a cluster of shops towards the south end of the street as well as a public house.

RELEVANT SITE HISTORY

LU/48/94	Change of use of vacant shop to Estate Agents/Insurance Brokers - Use Class A2 (Financial & Professional)	Approve Cond 08-04-1994
LU/278/98/	Change of use of Office Class A2 to B1 Aviation Consultants Office.	Approve Cond 19-01-1999
LU/51/63	Conversion of premises to 3 shops with four flats and one office over and parking provision for 7 cars	Refused 13-04-1963
LU/101/63	Conversion to three shops with 4 flats over	Approve 21-06-1963
LU/348/64	Conversion to form 3 shop units on ground floor	Refused 07-01-1965
LU/19/65	Conversion of premises into 2 shops and 2 flats	Approve 11-02-1965
LU/122/68	Change of use from shop to builders office	Approve 14-06-1968
LU/123/68	Change of use from empty shop to fried fish and chip shop	Refused 08-07-1968
LU/155/69	Change of use from residential to office and storage	Refused 25-07-1969
LU/607/81	Change of use of basement to retail shop	Refused 13-01-1982

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objections.

1 letter of objection. There would be two cars parked in front of a window at No. 33 Western Road and the windows would not be able to be opened.

Comments on Representations received:

Noted. The yard area has no specific use attached to it in planning terms. The area is

considered to be capable of accommodating two car spaces of 4.8m by 2.4m which is set out as an Operational Requirement in the Arun District Local Plan.

CONSULTATIONS

WSCC Local Development Divis.
Chairman - CAAC

Consultations responses received:

CAAC - We regret the loss of a retail premises. Policy DEV30 of the Local Plan needs to be complied with.

Comments on Consultation responses:

Comments noted. Criteria set out in Policy DEV30 will be used to assess the application.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Outside Principal Shopping Area
Within Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	CH4	Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas
	DEV30	Local and Village Centres

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	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 the character and appearance of the Conservation Area.

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 conflict with relevant Development Plan policies in that insufficient evidence has been provided to demonstrate that the ground floor of No. 7 Norfolk Road is no longer a viable location for retail use.

LU/7/09/

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 proposal is considered to relate sympathetically towards the surrounding Conservation Area. The painted render walls will compliment those of surrounding buildings and the change of use to residential units will be in-keeping with the surrounding, predominantly residential, area.

The proposal will not involve any increase in the size of the building and therefore it is considered that no unacceptable impacts of overshadowing or overbearing towards neighbouring residents. New windows will be installed at ground floor level to the south and west elevations of No. 7 Norfolk Road. These will face towards windows at a Public House to the south and ground floor windows of a flat to the west which are both on the opposite sides of the road and it is considered that they are a sufficient distance away to prevent a harmful level of overlooking from occurring.

However, an adequate viability statement has not been supplied as part of application and therefore, it is impossible to determine whether the building can still serve as a viable retail premises. This conflicts with Policy DEV30 of the Arun District Local Plan.

It is therefore recommended that this application is refused for the following reasons.

RECOMMENDATION

REFUSE

1 The proposed development would result in the loss of retail uses lying outside of the Principal Shopping Area, detrimentally impacting on the facilities available to the local community and the vitality and viability of the area for shoppers. The proposed change of use is therefore contrary to Policy DEV30 of the Arun District Local Plan. Furthermore, insufficent information has been provided to demonstrate to the satisfaction of the local planning authority that the existing Class A1 retail uses of the two properties are no longer viable, to justify an exception being made to this adopted Policy.