

Recommendation Report for Planning Permission

REF NO: LU/88/20/PL

LOCATION: Lifeboat Station
Surrey Street
Littlehampton
BN17 5BL

PROPOSAL: Installation of breathable membrane & battens to the render & overclad the whole of the southwest facade with grey composite cladding planks. This application may affect the setting of a listed building & may affect the character & appearance of the Littlehampton River Road Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The cladding of the front elevation of the lifeboat house in grey composite cladding planks
TOPOGRAPHY	Predominantly flat.
SITE CHARACTERISTICS	The lifeboat house contains the lifeboats which serve the Littlehampton Area. It opens out onto the quayside and ramp directly into the river.
CHARACTER OF LOCALITY	Riverside businesses and residential properties.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
No objection.

No harm to Conservation Area and other houses in the area use the same materials

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

ADC Conservation Officer - Level of harm less than substantial to heritage assets.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

ABUTTS RIV ARUN

PD RESTRICTION

Abutts cons area

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas

[Littlehampton Neighbourhood Plan 2014 Policy 1](#) The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2 A Spatial Plan for the Town

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

Policies 1 and 2 of Littlehampton Neighbourhood Plan are considered relevant to this application.

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 not harm the character of the area nor cause any loss of residential amenity to neighbouring residential properties.

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

BACK GROUND

The RNLI is currently rendered on the front elevation which is now cracking and needs replacing. Many RNLI stations had been treated with the same finish and all are failing to stand up to the elements over the medium to long term and so the RNLI are proposing to replace the render with harder wearing grey composite planks.

PRINCIPLE

The development is within the built up area boundary where the principle of development subject to compliance with other development plan policy.

DESIGN

The design of the alteration is acceptable and reflects materials used in residential and commercial buildings nearby.

RESIDENTIAL AMENITY

No new built form is proposed just the recladding of an existing elevation and therefore there will be no impact on the residential amenity of nearby properties.

CONSERVATION AREA

Under S72 and s66 of the Listed Buildings and Conservation Areas Act special regard is to be had the desirability of preserving the listed building or its setting and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that (Conservation) area.

The proposed development would affect the setting of the Conservation Area and the setting of a number of Listed Buildings 23 metres to the north of the proposed development.

In accordance with paragraph 190 of the NPPF it is necessary for the LPA to consider the significance of any designated heritage asset that may be affected by the proposals. In this case the application site is situated in close proximity to a number of Grade II Listed Buildings and the River Road Conservation Area.

The Conservation Officer has assessed the effect of the proposed development as less than substantial harm and therefore the application falls to be assessed para. 196 of the NPPF where this harm should be weighed against the public benefits of the proposal.

The maintenance of the Lifeboat Station is considered to be a significant public benefit which would outweigh the less than substantial harm.

Policy HER DM1 requires that development should protect and where possible enhance the setting of the listed buildings. It is considered that the proposal protects the setting of the listed building as it uses materials which are in character with the surrounding area.

Policy HER DM3 requires that development acknowledges the character of their special environment and does not harm important views into, out of or within the Conservation Area. Again the use of a commonly used material in the local area is considered to meet with these policy requirements

CONCLUSION

The proposed application is considered to accord with local policy and is recommended for approval subject to the following conditions:

HUMAN RIGHTS ACT

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 and Elevations dwg.no. L'hampton 19/02

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 **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.