PLANNING APPLICATION REPORT

REF NO: **LU/92/10/**

LOCATION: The Body Shop
Head Office
Watersmead Business Park Littlehampton

PROPOSAL: New air-con units.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The 2No. air condition units would measure approximately 1m x 400mm x 1.1m high.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Varying hedging to front boundary 0-5m to 2m high.
SITE CHARACTERISTICS	The Body Shop site, industrial and oriental style office buildings. 3-4 storeys high, varying types and designs of buildings. Existing air condition units on all elevations of the building at ground floor level.
CHARACTER OF LOCALITY	Sited within an industrial area, service station opposite the site. Class A Road to front of the site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Littlehampton Town Council: No objection

Comments on Representations received:

Comments on Town Council Response: Noted

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health: No objection.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Class A Road

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth
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 visual and residential amenity.

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 the visual amenities of the locality or the residential amenities of the 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/or legislative background.

CONCLUSIONS

The proposed application seeks permission for 2No. new air conditioning units which are to be sited on the front elevation of the oriental style building to the front of The Body Shop site. It is noted that there are other existing air conditioning units located on all elevations of the building.

The proposal would not be viewed from outside of the site given the small scale of the units and from within the site they are largely screened by planting surrounding the building, therefore they will not impact upon the amenity of the existing building nor the surrounding area.

Environmental Health have made no objection to the proposed application.

It is therefore recommended that the application be approved subject to the following conditions.

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 This permission relates to the following approved plans;
Drawing No. 1; 2; 3; 5; 4; and 6.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1, PPS4, PPG24

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.