APPLICATION REF: R/11/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of building for storage of tools related to the building trade, 22 Windmill Parade, Worthing Road, Rustington.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The storage building measures approximately 6.4m in width, 4.3m in depth and is 3m in height. The structure is plastic coated steel coloured ocean blue with doors & trims coloured terracotta.
SITE AREA	Approximately 117 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Hedging to east boundary over 3m in height, hedging to west boundary approximately 2m in height, rear north boundary has 2m close boarded fencing + hedging.
SITE CHARACTERISTICS	Parade of shops with residential above. No 22 is currently used as office for Christian & Son Builders. Access road behind shops with area that is used for storage and parking.
CHARACTER OF LOCALITY	Commercial parade of retail units with residential above sited off Worthing Road. Two storey semi-detached properties opposite.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/46/98	Installation of new shopfront to No 22, alteration to shopfront to No 24 and alteration of window to door on rear elevation of No 22.	Approved/Conditionally 21-05-1998.
R/203/03	Change of use from retail outlet to Pizza take-away.	Refused 10-10-2003.
R/35/04	Change of use from A1 to B1(A) Office Use.	Approved/Conditionally 26-03-2004.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No objection.
LOCAL GROUPS	None.

APPLICATION REF: R/11/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
OTHER	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, [redacted].

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 with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

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 the visual amenities of the locality or the 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

APPLICATION REF: R/11/06

ccordance with the Development Plan and/or legislative background.

CONCLUSIONS

The storage building is sited to the rear of the site less than 1m from the boundary and is used for the storage of tools related to the building trade. This area is used for storage and parking of vehicles in connection with the commercial use of the shops. There are several portable type buildings, a brick built building and a wooden shed on adjoining sites.

The building is approximately 1m higher than the existing boundary screening and is visible from Duncton Road. However, it is not considered that the building is obtrusive in the context of the street scene, nor does it negatively affect the residential amenities of the area.

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

RUSTINGTON R/11/06/

Erection of building for storage of tools related to the building trade.

22 Windmill Parade
Worthing Road
Rustington

RECOMMENDATION

Approve Conditions

1 The building shall be used as a store in connection with Christian & Son Builders at 22 Windmill Parade, Rustington and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.