

PLANNING APPLICATION REPORT**REF NO:** Y/70/10/**LOCATION:** Merry Meats
Main Road
Yapton**PROPOSAL:** Demolition of existing shed and replacement with single storey rear extension to shop**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 440 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Temporary metal fence to eastern side boundary. Close boarded fencing to remainder.
SITE CHARACTERISTICS	The site is a two storey building with a butcher's shop at ground floor level.
CHARACTER OF LOCALITY	The application site is situated amongst a parade of shops. Planning permission has recently been granted for a residential development to the east of the site.

RELEVANT SITE HISTORY

Y/17/89	Change of use of first floor from residential to dental surgery (Class B1)	Approve Cond 15-05-1989
Y/8/01/	Change of use from dentist's surgery to residential flat.	Approve Cond 27-03-2001
Y/41/02/	Outline application for residential development.	Refused 23-07-2002 Appeal: Allowed 18 07 2003
Y/74/04/	Approval of Reserved Matters following outline application Y/41/02 for residential development of ten houses with garaging and parking spaces	Approve Cond 16-02-2005

Y/70/10/

Y/6/48	Business premises	Approve Cond 10-01-1951
Y/6/48/A	Bungalow	Approve Cond 17-09-1952
Y/6/48/B	New shop front	Approve 09-12-1965
Y/40/68	Outline application for garages	Approve Cond 10-07-1968
Y/45/68	Outline application for shop with flat over	Withdrawn 26-08-1968
Y/73/68	Outline - 2 shops	Refused 20-11-1968
Y/59/69	Details - two shops	Approve Cond 11-03-1970
Y/44/70	Shop fronts - shop 1 hairdressing salon - shop 2 Ladies Boutique	Approve 18-11-1970
Y/29/71	Outline demolition of Downside and Connemara and erection of 2 shops and flats storage	Refused 08-09-1971
Y/66/71	Outline - erection of one pair semi detached houses	Refused 09-02-1972
Y/23/72	Install a mini coin operated laundry	Permit'd Devel 14-06-1972
Y/18/75	Outline for redevelopment of site of Yapton Joinery Works demolition of Fidelity Radio re- building for light ind.	Approve Cond 06-08-1975
Y/42/81	Outline application for site for 12 flats and 21 car spaces	Refused 12-08-1981
Y/53/81	Outline application for 9 houses	Refused 02-12-1981
Y/18/82	Outline application for 7 houses estate road and 17 car spaces	Approve Cond 09-06-1982
Y/49/83	Outline demolition of Downside and Connemara layout of new road supermarket and shops 5 houses off Kings Close	Approve Cond 29-02-1984

Y/31/85	Revised outline application to Y/49/83	Refused 19-06-1985
Y/3/86	Outline application for demolition of Downside & Connemara revision to Y/31/85	Refused 12-03-1986

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

WSSC Local Development Divis.

Consultations responses received:

County Highways:

There are no grounds to resist this proposal from the highway point of view. It is unlikely there will be a change in traffic patterns to and from the site as a result of this extension.

Comments on Consultation responses:

Noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

Class B Road

DEVELOPMENT PLAN POLICIES

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

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

This application seeks planning permission for the construction of a single storey extension to the rear of 'Merry Meats', Main Road Yapton. The extension would provide an increased shop floor area and storage.

The proposed extension would measure approximately 3.6m in width, 12.1m in depth, and would have a flat roof approximately 3m high. It is appreciated that the proposed extension would have an extensive projection. However, its location to the rear of the site is such that it would not be readily visible from the street scene.

Outline planning permission has been granted for a residential development immediately to the east of the site. The indicative layout shows that the side elevation of a two and a half storey house would border the eastern boundary of the application site. The proposed extension would lie approximately 3m from the side of this proposed house. This distance, combined with the relatively modest height of the proposed extension, is such that it is not considered that the development subject of this application would have a significant impact on the residential amenities of any future occupiers of the proposed dwelling by means of being overbearing, or by giving rise to overlooking.

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's 1 and 2, received 15th September 2010.

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

- 3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.