

Planning Statement

Former Reception Building, Arundel Equine Hospital, Tortington Lane, Arundel, BN18 0BG

Introduction

This application is for the change of use of the existing building comprising the veterinary office and treatment room to 2 no. dwellings. There is an extant planning permission for the use of the building for 1no. dwelling under planning application AB/82/16

Site History

This building was a former Agricultural building and cattle shed which was changed to a veterinary practice for the treatment of farm animals in 1980. This has evolved into an equine veterinary practice, which has now outgrown the current site. As such they are vacating this location to move into a much larger purpose built facility and this building, along with others on the site, has the benefit of a planning consent for change of use to C3 Residential

Planning History

TR/1/80. 19th March 1980.

Change of use from agricultural bldgs & cattle sheds to premises for vet treatment of farm animals drug store
Rookery Cottages north of New England College Ford Road Tortington
Approve conditionally

AB/33/01. 21st March 2001

Change of use to B1 (business) use from veterinary offices and treatment room
Approve conditionally

AB/75/02. 25th July 2002

Conversion of veterinary offices and treatment room to residential dwelling
Refused

AB/114/04. 29th June 2004

Change of use for conversion of veterinary offices & treatment room to residential dwelling
Approve conditionally

AB/70/09. 14th July 2009

Change of use of veterinary office and treatment room to residential dwelling
Approve conditionally

AB/107/12. 28th August 2012.

Renewal of unimplemented planning permission AB/70/09 for a change of use of veterinary office and treatment room D1 (sui generis) to 1 No residential dwelling CE3(dwelling House)
Approve conditionally with S106

AB/113/15/PL. 27th August 2015

Change of use of veterinary office (D1 Non-Residential Institutions) & treatment room to 1 no. residential dwelling (C3 Dwelling House) with alterations to external fenestration
Approve conditionally with S106

AB/82/16/PL. 14th July 2016

Change of use of veterinary office (D1 non-residential Institutions to 1 no. residential dwelling (C3 dwelling house) with alterations to external fenestration (resubmission following AB/113/15/PL). This application is a Departure from the Development Plan.

Approve conditionally

Planning Policy

The National Planning Policy Framework sets out three dimensions to sustainable development: economic, social and environmental. These dimensions should be reflected in the planning system which includes contributing to building a strong, responsive and competitive economy, providing the supply of housing required to meet the needs of present and future generations and contributing to protecting and enhancing the natural environment.

Paragraph 55 of the NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities. It states that new isolated homes in the countryside should be avoided unless there are special circumstances such as the re-use of redundant or disused buildings and lead to an enhancement to the immediate setting. There are therefore opportunities to provide new homes in the countryside in some circumstances particularly where it involves the re-use of existing buildings. Furthermore the recent changes to the permitted development rights to allow residential uses in buildings which are in employment or agricultural use further indicates the Government's acceptance of these uses of existing buildings in rural areas. The LPA has already accepted the residential use of this building and therefore the provision of an additional dwelling does not conflict with the aims of national policy.

Principle

The principle of the re-use of this building for residential purposes is long established. This application seeks to make more efficient use of the building to create an additional dwelling largely within the existing envelope of this building and without impacting on the neighbouring properties or the character of the countryside. The main alterations proposed are to the rear of the building where they will not impact on the agricultural appearance of the building.

The proposed gardens will provide 300m² and 271m² of private amenity space respectively, thus exceeding the minimum requirement of 80m² as set out in emerging policy.

It is submitted that this application for an additional residential unit in an existing building accords with the Government's intentions for development in the countryside, which is to provide more homes in existing buildings whilst ensuring the character of the countryside is maintained. The emphasis of national policy is also on sustainability and the golden threads comprising the social, economic and environmental elements, which are fulfilled by the more efficient, re-use of this building. The proposal will provide a much needed additional new home without impacting on the rural character of the area.

25th July 2017