

STEPHEN JUPP

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**CHARTERED
TOWN PLANNER**

Planning and Building Control Division
Arun District Council
Maltravers Street
Littlehampton

Tuesday, 28 August 2018

Dear Sir/Madam:

Re: Unit S6, Parsonage Farm, Yapton Road, Barnham

Continuation of Use of Unit for A1 [retail] purposes and retention of conservatory extensions to south side.

I write in connection with the above case and have the pleasure of enclosing my clients retrospective planning application.

Outline planning permission BN/33/02 granted planning permission for the replacement of collapsed buildings on the west side of the site. Full permission was subsequently granted under BN/19/04.

There are six units forming the western building, which unit S6 being the southernmost unit.

In 2006 I submitted an application for the use of Unit S6 for use as a local taxi office, under BN/66/06 and permission was granted on 4th January 2007. A subsequent application to modify the permitted hours of use was permitted on 26 September 2007 under BN/21/07.

Earlier this year the taxi business vacated the premises and a retail business specialising in the sale of conservatories moved into Unit S6 on 1st June 2015.

On the southern end of unit S6 they have constructed a showroom in the form of a single extension which showcases three different conservatory styles. Works on this commenced on 9th August 2016 and are nearing completion, with mainly internal decoration now required.

PLANNING APPLICATIONS,
AUTOCAD DRAWINGS,
GENERAL ADVICE,
OBJECTION LETTERS,
APPEALS,
SITE DEVELOPMENT APPRAISALS,
LOCAL PLAN SUBMISSIONS,
EXPERT PLANNING ADVICE,
SPECIALISING IN:
DEVELOPMENT CONTROL,
AGRICULTURE,
ENFORCEMENT AND
NATURE CONSERVATION LAW

PARTNERS:

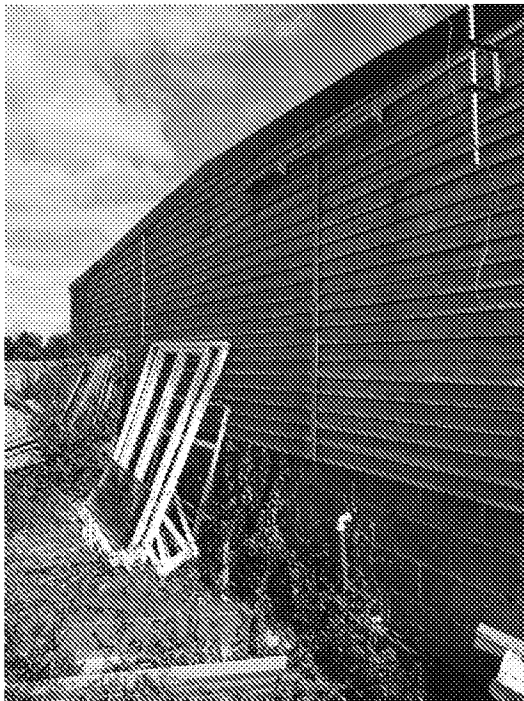
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SALLY FIELD LODGE
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SIDLESHAM
WEST SUSSEX
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The two photographs below show a before and after of the southern elevation.



Before



After

It is clear that the level of activity associated with the retail use is low. As a result I do not consider that the proposed use will give rise to any highway problems, particularly when one considers the overall daily usage of the access in connection with the various other activities undertaken on the site, for which the present use is considered to be complementary to.

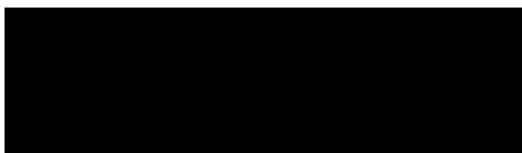
Planning policy at national, strategic and local level advocates the re-use of buildings in the countryside for use by small local firms.

The showroom extension is needed solely for the use of the present occupiers so whilst I seek permission for a general A1 [retail] use my client would accept a condition requiring the removal of the showroom extension and making good of the south elevation of the building within 3 months of Barnham Windows and Conservatories vacating Unit S6.

I therefore consider that the application is acceptable on all counts and I therefore trust that officer support will be forthcoming.

However, can I ask that if there are any queries concerning the applications that the case officer, prior to any formal recommendation being formulated, contacts me?

Yours sincerely,



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Chartered Town Planner