

PLANNING APPLICATION REPORT**REF NO:** FG/74/09/**LOCATION:** 66 Ferring Street
Ferring**PROPOSAL:** Alterations to rear of retail unit and conversion to form one-bedroom flat.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The one bedroom flat is to measure approximately 8.1m x 6.2m and will also have an enclosed yard area measuring some 3m x 4.1m. 2no. car parking spaces will be located off a private access close to an electricity pylon.
SITE AREA	Approximately 0.021 hectares.
RESIDENTIAL DEVELOPMENT DEN	48 dwellings per hectare.
TOPOGRAPHY	Site slopes up from the highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to the front and rear of the existing shop.
SITE CHARACTERISTICS	The site is occupied within a parade of shops with residential flats above. Red brick elevations with flats above. Stairway giving access to the first floor flats are at the rear of the site. Existing shed and bin store to the rear of the site.
CHARACTER OF LOCALITY	The site is located within a predominantly residential area. Mix of different types and uses of buildings within close proximity. Access road to the south of the site, garages, warehouses and parking to the rear of the site. Public recreational ground to the west of the site.

RELEVANT SITE HISTORY

FG/86/87	Change of use from retail Class I to an Estate Agency Property Shop Class II	Withdrawn 09-06-1987
FG/118/87	Change of use to bakery/cafe	Approve Cond 17-08-1987
FG/116/01/	Sub division of existing retail unit. Change of use of rear unit from retail to office use and external alterations.	Approve Cond 18-12-2001
FG/207/07/	Conversion of part shop into self contained flat	Approve Cond

18-02-2008

REPRESENTATIONS

Representations received:

Ferring Parish Council

Objection: Inappropriate change of use. No rights of access for this unit to the side and rear of the site, therefore doubt as to whether a parking facility would be available.

11 Letters of objection: (3 from same address)

Restricted access to the rear of the property through privately maintained road. Business to the rear will not allow access onto the site. Proposal would set an unwanted precedent to the detriment of the community. Shop would lose storage area and staff room with no garage proposed for further storage. No amenity area. Works would cause damage to neighbouring properties.

Comments on Representations received:

Comments noted. The agent has stated that the area to the rear of the site is within the applicants ownership. The proposal maintains an existing shop unit.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways: No highway objection.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary

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
PPS3	Housing

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 or legislative background.

CONCLUSIONS

Principle

The proposed application seeks permission for alterations to the existing shop unit and conversion of part of the unit into a 1 bedroom flat. The site is located within the built-up area boundary in which development is acceptable subject to it complying to relevant development plan policies.

Visual Amenity

The proposed alterations to the appearance of the existing unit will be to the rear of the site and will not be readily visible within the street scene, and therefore will not impact on the character and appearance of the surrounding area. It is noted that to the rear of No.86 which is apart of the shopping parade there is a previous approval (FG/207/07) for the conversion of part of the retail unit into a 1 bedroom flat.

Residential Amenity

The proposal is only a part conversion of the unit which maintains the existing shop and therefore will not result in a loss of the shop unit. The windows and doors to serve the residential unit are in keeping with those of the existing building and will not result in unacceptable overlooking, the fencing and gateway on the rear boundary of the site will also partly screen the proposed fenestration. It is noted that to the rear of the site is a car park area and garages, therefore the proposed alterations will not appear obtrusive or out of keeping with the surrounding area. Further the relationship between the 2 units is not considered to result in unacceptable noise developed by the shop unit impacting upon the amenity of the proposed flat.

Conclusion

The proposal is not considered to impact upon the street scene and will therefore not detract from the character and appearance of the surrounding residential area. The development is similar to a previous development at No.86 which as per this application maintains the existing shop unit. The development is considered to be an acceptable form of development which would not impact upon the visual and residential amenity of the surrounding area.

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 Before the use is first commenced, provision shall be made for the collection and storage of waste/refuse from the shop unit in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be maintained to the satisfaction of the Local Planning Authority whilst the use is taking place.

Reason: In the interests of the amenities of the locality in accordance with policy 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, GEN5, GEN7

NATIONAL POLICIES: PPS1, PPS3

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