

PLANNING APPLICATION REPORT**REF NO:** FN/59/09/**LOCATION:** Winton Stores
The Square
Findon**PROPOSAL:** The change of use, conversion and extension of the existing building to create 2No. two storey dwellings**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for change of use of retail unit with storage to rear to convert and extend the existing building to create 1 No. 2-bed and 1 No. 3-bed 2-storey dwellings with basement cycle parking.
SITE AREA	225 sq. metres
RESIDENTIAL DEVELOPMENT DENSITY	89 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint wall on rear boundary to grass and hedging. Building on frontage.
SITE CHARACTERISTICS	Two storey building, plain clay tiles, to crossroads frontage, dropping to single storey to side. Felted flat roofed extension to rear and extractor flues. Adjoining unit to rear single storey pitched roof.
CHARACTER OF LOCALITY	Village centre. Mix of residential and commercial. Buildings mainly two storey.

RELEVANT SITE HISTORY

FN/41/92	Proposed conversion and extension of existing roof space to provide living accommodation and office.	Approve Conditional 15-01-1993
FN/41/93	Proposed conversion and extension of existing roof space (amendment to FN/41/92)	Refused 09-03-1994
FN/13/02/	Proposed conversion and extension of existing roof space to provide living accommodation and office	Refused 19-04-2002

FN/59/02/	Proposed conversion & extension of existing roof space to provide living accommodation and office	Approve Cond 25-10-2002
FN/67/05/	Subdivide upper floor and part lower floor to create three residential units (amendments to FN/59/02/)	Refused 13-12-2005 Appeal: Allowed+Conditions 10 07 2006
FN/9/06/	Subdivide upper floor and part lower floor to create two residential units(amendments to FN/59/02/).	Inc Docs Ret'nd 30-03-2006
FN/61/07/	Renewal of unimplemented planning consent FN/59/02/ for conversion of existing roof space to provide living accommodation and office.	Approve Cond 24-12-2007
FN/60/09/CA	Conservation area consent for demolition of part of existing building (side & rear)	Refused 17-12-2009

REPRESENTATIONS**Representations received:**

Findon Parish Council

No objection, but concerns about parking for new residents and the resulting lack of commercial space within the village.

One letter of objection - Concerned regarding change of use. Loss of all opportunities for a store/village shop/ restaurant, etc. Wintons is part of the history of the village and every effort should be made to protect this. Parking is very limited in the village. If the parking spaces at Pond Green are taken then parking is reduced further. Visitors would need to park on lanes causing congestion.

Comments on Representations received:

A previous application for subdivision of upper floor and part ground floor to create 3 residential units was allowed on appeal. The Inspector concluded that although demand was high for parking, there was a lack of evidence to clearly demonstrate that it would be any different from the existing highway conditions and that it would be harmful to highway safety. This proposal seeks conversion to the shop and one less residential unit so on balance would have less impact on parking generated than the scheme previously approved.

Loss of the village shop is subject to consideration under Policy DEV30 of Arun District Local Plan.

CONSULTATIONS

WSCC Local Development Divis.
Property Services Manager

Consultations responses received:

County Highways - No vehicle parking is proposed. Highway arrangements have not significantly changed since the Inspector's comments were provided and the proposal seeks

less residential development, therefore, an objection could not be supported on highway safety grounds.

Conservation Area Advisory Committee - Materials and finish must be of a high standard.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary
Within Area of Outstanding Natural Beauty
Within Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN12	Parking in New Development
	AREA2	Conservation Areas
	AREA9	Area of Outstanding Natural Beauty
	DEV30	Local and Village Centres

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG15	Planning and the Historic Environment

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, highway safety, the established character and appearance of the Conservation Area and the vitality and viability of the village centre.

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and an adverse impact upon the established character of the Conservation 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

The application follows other applications on the site for conversion and extensions to form residential accommodation at the site. However, this is the first application to include conversion of the shop unit. Residential accommodation is acceptable in principle; as is removal of the flat roof extensions, but the loss of the retail unit and changes of use to residential which includes changes to the ground floor elevations require additional consideration.

The agents have submitted information to demonstrate that the business closed in March 2007 when the owner retired and that it has been marketed since August that year. The price of the premises has been reduced. The option of renting to a tenant has also been pursued but rejected by a potential tenant on the basis that it is too small and given its location would not attract sufficient passing trade. The criteria set out in Policy DEV30 have therefore been met.

The 2-storey extension to replace the existing single storey additions is acceptable in principle as is residential use of the site and the elevational treatments at first floor are considered acceptable in the Conservation Area. However, the proposal involves removal of the 3 existing shop windows and recessed doorway. The loss of these features would adversely affect the character and appearance of the Conservation Area and would not retain any historic reference to the building's previous use. Whilst it is accepted that the scheme is similar in appearance to the dwelling that previously occupied the site and is not unattractive, a shop has existed for in excess of 100 years and the loss of the shop frontage would be detrimental to the visual amenities of the locality.

Planning policy guidance note 15 Planning and the Historic Environment states in paragraph 4.20 Whilst the character and appearance of Conservation Areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an areas character or appearance, or by development which leaves character and appearance unharmed. In this particular proposal, it is not considered the character is left unharmed and therefore the objective of preservation is not met.

Paragraph 4.2 states: it is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying Conservation Areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings on the historic layout of property boundaries and thoroughfares; on a particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation Area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings. The proposal would result in the loss of a feature which contributed to the mix of uses and historic interest of the area, contrary to this advice.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposal involves the loss of a shopfront which is an important and attractive feature in the Conservation Area. Its removal does not preserve or enhance the appearance of

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the Conservation Area and the proposal therefore conflicts with policy AREA2 of Arun District Local Plan and PPG15.