

CONSERVATION AREA CONSENT REPORT**REF NO:** FN/60/09/CA**LOCATION:** Winton Stores
The Square
Findon**PROPOSAL:** Conservation area consent for demolition of part of existing building (side & rear)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for demolition of the single storey felt roofed section to the side and rear.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint wall on rear boundary to green. Building abuts road frontage.
SITE CHARACTERISTICS	Two storey building to crossroads frontage, dropping to single storey to side. Two storey section has plain clay tile roof.
CHARACTER OF LOCALITY	Village centre. Mix of commercial and residential. Predominantly two storey properties.

RELEVANT SITE HISTORY

FN/42/93/CA	Application for Conservation Area Consent for Approve Cond demolition of roof and south eastern building wall.	22-04-1994
FN/59/09/	The change of use, conversion and extension of the existing building to create 2No. two storey dwellings	Refused 17-12-2009

REPRESENTATIONS**Representations received:**

Findon Parish Council

None

One letter of objection - No parking provision has been made within this application and the proposal relies on nearby public parking spaces. This would reduce the available parking by

50% thus making it difficult for persons using local shops and amenities, potentially making them less attractive to shoppers within the village removing custom from those shops.

Comments on Representations received:

Parking cannot be considered in relation to this application. The proposal refers to demolition of sections of the building only and the impact of this on character and appearance of the Conservation Area.

CONSULTATIONS

Conservation Area Advisory Com
The Ancient Monuments Society
Council for British Archeology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society
English Heritage
Findon Village Preserv. Assoc.

Consultations responses received:

Conservation Area Advisory Committee - No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Designated Conservation Area
Area of Outstanding Natural Beauty
Area of Special Control For Adverts

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN7 AREA2	The Form of New Development Conservation Areas
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PLANNING POLICY GUIDANCE

PPS1 PPG15	Delivering Sustainable Development Planning and the Historic Environment
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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 have an adverse impact upon the established character of the surrounding area without a contract for approved replacement structures in place.

LISTED/CA

The building is located in a Conservation Area, Section 71(1) of the Listed Buildings & Conservation Areas Act 1990 states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to conflict with these criteria in that it is considered the demolition works with no contract for replacement structures would adversely affect the 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

Demolition of the existing single storey sections of the building without a contract for any approved replacement extension being in place, would result in a further detracting in the visual amenities of the site and would not preserve or enhance the character or appearance of the Conservation Area.

Government guidance is PPG15 states consent should not be given unless there are acceptable and detailed plans for any redevelopment. Refusal of the application is in accordance with this guidance.

The application is recommended for refusal for the following reason.

RECOMMENDATION

REFUSE

- 1 In the absence of an approved scheme for the development/redevelopment of the site, and in accordance with advice from central government relating to demolition within Conservation Areas contained within Planning Policy Guidance Note 15 (PPG15) 'Planning and the Historic Environment', it would be inappropriate to grant consent for the proposed demolition of these parts of the existing building at this time, because such demolition works would not preserve or enhance the character and appearance of the Conservation Area in which the building is located. The proposal is thereby contrary to policy AREA2 of the Arun District Local Plan.