

FN/67/05**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Subdivide upper floor and part lower floor to create three residential units (amendment to FN/59/02) Wintons, The Square, Findon
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks approval for amendments to an earlier permission. The elevations remain the same, but the layout is altered from one unit of residential accommodation to 3 separate units. The store to the shop is included as part of a 1-bed flat and a further studio flat and 2-bed flat are proposed at first floor level.
SITE AREA	225 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None
BOUNDARY TREATMENT	Rear hedge along footpath on edge of green 1.2 m. No frontage demarcation.
SITE CHARACTERISTICS	Cream painted rendered elevations. Plain tile roof. Flat felted roof to rear
CHARACTER OF LOCALITY	Village centre location, mixed retail and residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FN/39/02	Proposed conversion and extension of existing roof space to provide living accommodation and office.	Refused 19/4/02
FN/59/02	Proposed conversion and extension of existing roof space to provide housing accommodation and office.	Approved, Conditionally 25/10/02

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Findon Parish Council	No objection to development of footprint of site, but objection to any encroachment on Pond Green with barriers or fences. Problems would be associated with parking for 3 flats i.e. minimum 6 spaces.
Local Groups	None
3 letters of objection	Any loss of total space should be resisted. Subdivision of shop into 2 smaller units would not be viable. Overdevelopment, major visual impact on Conservation Area. Increased number of cars parked in Village Centre which is already reaching crisis point.

FN/67/05**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
County Design	No objection to subdivision
County Highways	Insufficient car parking provided as part of the proposal.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty Within Built-up Area Boundary No public sewer

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1, CH4, NE2 Arun District Local Plan : GEN7, AREA2, GEN12

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPG 15 - Planning and the Historic Environment
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POLICY COMMENTARY

The above policies combine to describe the relevant development control criteria against which the application will be assessed particularly with regard to visual and residential amenity and the character of the area.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

The subdivision of the existing shop which has already been approved does not form part of the application. There would be no external changes, other than those previously approved, so visual impact on Conservation Area would be limited to additional car parking only.
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>The proposal is considered to conflict with relevant Development Plan policies in that there would be a materially adverse effect on the character of the area.</p> <p>The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:</p> <p><i>"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing</i></p>

FN/67/05**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

the character or appearance of that 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 proposal would increase the amount of activity of the site from one unit to three. The site is located within the centre of the village with no car parking included as part of the proposal. Whilst one large unit of accommodation would generate a need for car parking, this would be significantly increased by the change to 3 units. Given the position of the site close to a busy junction where demand for parking is already high, this would add to congestion and would not preserve or enhance the character or appearance of the Conservation Area.

The application is therefore recommended for refusal for the reasons given overleaf.

**FINDON**

FN/67/05/

Subdivide upper floor and part lower
floor to create three residential units
(amendments to FN/59/02/)

Wintons
The Square
Findon

RECOMMENDATION

Refuse

- 1 The proposal would generate a volume of traffic and activity which would be prejudicial to the environment and present character of the area, which is designated as a Conservation Area, in conflict with policies CH4, DEV1, LOC1, of the West Sussex Structure Plan and AREA2, DEV19, GEN7 of the Arun District Local Plan.
- 2 Adequate provision is not made on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority in conflict with policies NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

