

Recommendation Report for Planning Permission**REF NO:** F/15/12/**LOCATION:** The Mill Studio
Unit A
Ford Lane Ford**PROPOSAL:** Extension of existing studio/work space to include 3 No studios, storage and WC and change of use of outbuilding (B1 Business) to live/work unit (Mixed C3 Dwelling House)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The development comprises of the conversion of an existing storage building to a live work unit, with work area, kitchen and store at ground floor level and bedroom within the roof space. The extension to the existing studio would provide 3 further studios, a bike store and WC. Access would be via a ramp to the front of the new building which would take an 'L' shaped form.
SITE AREA	897 sq.metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing enclosing boundaries to a height of 2 metres.
SITE CHARACTERISTICS	Detached single storey buildings with red brick, flint elevations and sections of timber cladding to elevations. Both the studio and storage buildings are covered by gable roofs with slate tiles and red ridge tiles. Flat roof dormer to rear of storage building. Informal parking to front of buildings and small soft landscaped area.
CHARACTER OF LOCALITY	Rural, located adjacent to converted farm buildings. Open field to south, residential development to south-east.

RELEVANT SITE HISTORY

F/22/99/	Proposed ground floor extension and alterations and first floor extension	Approve Conditionally 27-08-1999
F/24/99/	Conversion and use of redundant agricultural barns to B1 (business) and B8 (storage use).	Approve Conditionally 19-11-1999

F/16/00/	Conversion of existing building into farm office (including construction of new roof)	Approve Conditionally 14-07-2000
F/24/01/	Change of use from agricultural open storage area to car park.	Refused 06-09-2001
F/30/01/	Change of use from agricultural open storage area to car park for studio workshop	Approve Conditionally 22-01-2002
F/24/03/	Conversion of the old blacksmiths workshop and cattle shed to storage units, as well as the farm office	Approve Conditionally 11-02-2004
F/8/04/	Demolition of existing cart shed and rebuild with a portal frame building (Departure from the Development Plan)	Inc Docs Ret'nd 24-06-2004
F/24/06/	Use of former agricultural buildings for boatbuilding purposes by Ring Powercraft	Approve Conditionally 24-01-2007

REPRESENTATIONS

Representations received:

Ford Parish Council

No objection.

3 Letters of support:

- The Mill Studio is and has added a great deal of cultural life to the community in West Sussex.
- Artistic direction is inspirational, its courses are excellent and facilities although limited are second to none.
- Support the application as it will serve to improve greatly the Studios objectives and cultural environment of the community.
- The Studio has enhanced the area around Ford and its environs.
- Proposed development would certainly enhance the area.
- The new studios would be rented by professional artists and photographers who would in turn employ local tradesman as well as local framers, gallery owners and printers.

Comments on Representations received:

Noted.

CONSULTATIONS

Building Control

WSCC Strategic Planning

Consultations responses received:

COUNTY HIGHWAYS:

In terms of highway safety and level of activity of the site, it is unlikely that this proposal would have an adverse impact on the local highway network. The County Council would not wish to raise any highway concerns to this application.

BUILDING CONTROL:

Structural review/report of the existing buildings WRT suitability of conversion works will be

required as part of any Building Regulation submission.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
Class C Road
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPCC1	Sustainable Development
	SEPCC4	Sustainable Design and Construction
	SEPRE3	Employment and Land Provision
	SEPSCT3	Management of Existing Employment Sites and Premises
	SEPT4	Parking
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV8	Circumstances in which Additional Development may be Permit'd
	GEN9	Foul and Surface Water Drainage
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

PLANNING

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

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 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 and/or legislative background.

CONCLUSIONS

COUNTRYSIDE DEVELOPMENT

The buildings to be extended and converted lie outside of the built-up area where the principle of development is deemed unacceptable. Arun District Local Plan Policy GEN3 sets out specific exceptions in which development would be looked upon more favourably. Criterion (iii) of this policy states that development that will contribute towards a diversification of the rural economy qualifies as an exception. The existing business occupies a converted barn.

Local Plan policy DEV8 sets out criterion in which additional development outside of the built-up area may be granted to existing local firms. Whilst the application has not considered other sites, given that the business is well established and that the development complies with criteria set out for new development, the exception for the expansion/retention of this local firm is considered to be acceptable. In addition, the on site live work unit also provides further security to the site and allows for the owner to reside at his place of work.

Further to this, the proposal makes use of existing building, and provides new studios within the existing compound and parking area ensuring that no further undeveloped land is taken for new development within the countryside. Furthermore, the National Planning Policy Framework places an emphasis upon sustainably located development. The site lies to the west of Littlehampton and south of Arundel, with good links provided by a frequent bus service that passes along Ford Road and close proximity of Ford railway station, thus it is considered to accord with this expectation.

CHARACTER & APPEARANCE

The proposed conversion would include some minor fenestration alterations to the building which will include a new roof light to the eastern elevation and further windows to the southern and western elevations.

The proposed new studio building is to extend from the existing building and finished in stained timber cladding with red brick detailing and a slate roof covering. The proposal would be gable ended, as such it would relate sympathetically to both the design and scale of the existing building.

The proposed changes are considered appropriate for the rural locality and respect the character of the area. In addition to the appearance, given the rural locality and proximity to other uses and residential sites, the proposed buildings and extended use of the site is not considered to impact upon amenity of neighbouring sites.

PARKING PROVISION

The site layout proposes 8 allocated parking spaces and 3 unallocated spaces for visitors. This provision does fall below the maximum provision for parking within the site, however given the access provided to public transport and cycle park provision the number of spaces provided is considered to be acceptable.

SUMMARY

The principle of the development is only acceptable due to its ability to continue to contribute towards diversification of the rural economy as well as providing additional high quality facilities for an existing local firm. If the building was to be used as a private residential dwelling this benefit would not be felt and the building would be in conflict with national and local planning objectives for development within the countryside. It is therefore considered that any given approval must be subject to strict controls regarding the use of the building to ensure it continues to serve its

purpose as a live work unit to serve the studios; appropriate conditions must be attached to ensure this.

It is therefore recommended that the application is approved, subject to the following conditions.

HUMAN RIGHTS ACT

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal a neutral impact has been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No.s ADS-001; ADS-003 (1:500@ A1); ADS-003 (1:100 @ A3); ADS-006; ADS-004; ADS-004A; ADS-007; ADS-005; ADS-005A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the studio buildings hereby permitted shall match in colour and texture those of the existing studio building.

Reason: In the interests of amenity in accordance with policies DEV8 and GEN7 of the Arun District Local Plan.

- 4 The residential floorspace of the live/work unit shall not be occupied other than by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit and the studios associated with Unit A Ford Lane, Ford, a widow or widower of such a person, or any resident dependants.

Reason: To prevent the establishment of an independent residential dwelling within the countryside, contrary to policy GEN3 of the Arun District Local plan.

- 5 The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use.

Reason: To prevent the establishment of an independent residential dwelling within the countryside that does not serve the existing business premises, in accordance with policies GEN3 and DEV8 of the Arun District Local plan.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the live/work building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to control the development in the interests of the character and appearance of this building group which is outside the built-up area, as defined, where normally only that development essential in the interests of agriculture/forestry is permitted in accordance with policy GEN7 of the Arun District Local Plan.

- 7 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN3, GEN7, DEV8, GEN9, GEN12

SOUTH EAST PLAN: CC1, CC4, RE3, SCT3, T4

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 8 INFORMATIVE: A structural review/report of the existing buildings WRT suitability of conversion works will be required as part of any Building Regulation submission.