

Recommendation Report for Planning Permission**REF NO:** F/17/13/**LOCATION:** R T Page & Sons Ltd, Unit R2
Ford Road
Ford**PROPOSAL:** Form open sided canopy and elongated store on east side of the north warehouse .**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The extension measures approximately 55m in length, approximately 9.5m in width and approximately 9.8m in height. It will be constructed from metal sheeting coloured pale grey on its elevations and roof. This application forms a departure from the Local Development Plan.
SITE AREA	Approximately 1.8 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The boundaries of the site are marked by close boarded wooden fencing and various trees providing a minimum level of screening at upwards of 2m in height.
SITE CHARACTERISTICS	The warehouse has blue/grey metal sheeting elevations with a gently sloping metal roof. The front elevation is part open to form a canopy and part closed to form part of the warehouse. There are two other sizeable warehouses situated to the south. There is a vehicle parking and storage area for skips to the north of the warehouse and a parking area used by trailers to the south-west of the site.
CHARACTER OF LOCALITY	The site is located on an industrial estate where there are other warehouses and offices of varying heights and design styles surrounding area is rural in character.

RELEVANT SITE HISTORY

F/10/90	Proposed one bay extension as welding shop and transit station for haulage	ApproveConditionally 06-06-1990
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F/6/97	Warehouse/storage building	ApproveConditionally 08-05-1997
F/42/99/	New warehouse for storage purposes	ApproveConditionally 01-02-2000
F/31/01/	Side canopy to warehouse building.	ApproveConditionally 21-12-2001

REPRESENTATIONS

Representations received:

Ford Parish Council

Ford Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health

No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)

[GEN7](#)

[DEV8](#)

Protection of the Countryside

The Form of New Development

Circumstances in which Additional Development
may be Permitted

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

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

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council published the Draft Arun Local Plan in July 2012 and this is a material consideration in the determination of this planning application. A pre-submission Plan has yet to be endorsed and published. Following publication of a pre-submission draft, there is required to be a formal public consultation, resolution of objections, examination and formal adoption. At this time, the emerging Local Plan is afforded very limited weight in terms of the decision making process.

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 GEN3 and DEV8 in that it would have no materially adverse effect on the visual and residential amenities of the locality and constitutes additional development for local firms in the area which is acceptable under the terms of this policy.

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. In this particular instance the extension on an existing warehouse within an industrial estate would not create an incursion into the countryside and so will not cause any harm to the character and appearance of the surrounding rural area.

CONCLUSIONS

BACKGROUND

This application seeks permission for a front extension to be added to an existing warehouse which is currently being used for storage and manufacturing purposes. The applicant is R.T. Page and Sons Ltd. which is a company offering storage and distribution services for other companies. The applicant states that the extension is required due to increased custom and the canopy area proposed as part of the design will provide weather protection for unloading operations.

PRINCIPLE

Whilst the site is located outside the built up area boundary, the proposal is considered to meet the relevant policies of GEN7 and DEV8 in the Arun District Local Plan which makes such development acceptable in this location. Consequently, the proposal is considered acceptable in principle since it relates to an extension of an existing warehouse on an industrial estate and as such is consistent with the overall appearance of the area and does not create an incursion into the countryside.

CIRCUMSTANCES IN WHICH ADDITIONAL DEVELOPMENT MAY BE PERMITTED - LOCAL FIRMS (DEV8)

This policy states that planning permission may be granted to local firms, currently located within the District, proposing development on sites outside the built-up area. This is provided that (i)

there is no acceptable alternative identified within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises. This requirement has been met as the applicant is a local firm and the application relates to a warehouse extension and so an alternative location is not considered relevant. Also within this policy, the proposal is considered to comply with (ii)(a) since it exhibits a high standard of design and layout. The design will follow that of the existing warehouse, (d) relates sympathetically to the surrounding built and natural environment. The site is part of an industrial estate and (f) displays a satisfactory relationship with neighbouring uses in order that the amenities of nearby residents are protected. There are no nearby residential properties to be impacted by this proposal. In regard to parking and public transport issues under (b),(c) of policy DEV8, the site is situated on an industrial estate which is well served by existing road and access arrangements and so any additional traffic movements that may be created by the extension can be adequately supported given its association and dependence on the host building. It is also considered that there is ample parking provision to the front, side and rear of the unit to ensure that parking issues will not cause any demonstrable level of harm to the site and its surrounding area.

DESIGN AND VISUAL AMENITY

This application seeks permission for a front extension to be added to an existing warehouse which is currently being used for storage and manufacturing purposes. The proposed extension has a part open and part closed section to front which follows the design of the existing warehouse. In this regard, the extension is considered to be in-keeping and sympathetic with the original form and appearance of the warehouse. The extension by virtue of its dimensions and roof height set below the existing will ensure that it remains visually subservient. Further, the proposed materials of metal sheeting on its elevations and roof will match existing.

There is an extant planning permission granted under reference F/24/10 for outline approval for a new warehouse to the north of the existing warehouse and in close proximity to the proposal. This approval has been taken into account and it is considered that both structures can be accommodated given the large plot size and nature of development which will cause no harmful loss of visual amenity to the area.

There are also adequate distances being retained to neighbouring premises and so it is considered that the extension will not cause any harm by way of overshadowing or overbearing effects.

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

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 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: Location plan, Block plan and roof plan, Existing elevations and Proposed elevations.

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 warehouse extension hereby permitted shall match in colour and texture to those of the existing building.

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

- 4 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.