

Recommendation Report for Planning Permission

REF NO: F/22/19/PL

LOCATION: Unit C5, C8, C9 Ford Airfield Industrial Estate  
Rollaston Park  
Ford  
BN18 0HY

PROPOSAL: Over roofing of industrial units

**SITE AND SURROUNDINGS**

|                            |                                                                                                                                                                                                                                              |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | The proposal is to overclad the roof of 3 industrial units raising the height of the roof by between 25-30cm.<br>There would be no change to the interior or exterior of the units other than to the roof and trim to the edges of the roof. |
| SITE AREA                  | 594 sq.metres.                                                                                                                                                                                                                               |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                                                                                          |
| TREES                      | None affected by the proposed development.                                                                                                                                                                                                   |
| BOUNDARY TREATMENT         | There is no boundary treatment to the individual units. The industrial estate has a palisade fence to its boundary.                                                                                                                          |
| SITE CHARACTERISTICS       | An industrial estate located on a former airfield.                                                                                                                                                                                           |
| CHARACTER OF LOCALITY      | The airfield now consist of a number of industrial estates and open fields in agricultural use. The village of Yapton is some 200 metres to the west of the industrial units subject of this application.                                    |

None relevant to the current application.

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Ford Parish Council  
No objection.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Noted.

**CONSULTATIONS**

Environmental Health  
Engineering Services Manager  
Engineers (structural)

**CONSULTATION RESPONSES RECEIVED:**

ADC Structural Engineer - The scheme will require building regulations approval where the structure would be approved or otherwise to carry the weight of the overcladding,

ADC Environmental Health - No adverse comments.

**COMMENTS ON CONSULTATION RESPONSES:**

Noted.

**POLICY CONTEXT**

Designation applicable to site:

ADOPTED LOC PLN

ART 4 DIRECTION

PD RESTRICTION

OUTS BUILT AREA

GAS INTEREST

**DEVELOPMENT PLAN POLICIES**

[Arun Local Plan 2011 - 2031:](#)

|        |                                                         |
|--------|---------------------------------------------------------|
| CSP1   | C SP1 Countryside                                       |
| DDM1   | D DM1 Aspects of form and design quality                |
| DDM4   | D DM4 Extensions&alter to exist builds(res and non-res) |
| EMPDM1 | EMP DM1 Employment Land: Development Management         |

[Ford Neighbourhood Plan 2019 Policy EE1](#)

Support for business

Ford Neighbourhood Plan 2019 Policy EE10

Quality of Design of commercial buildings

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Policies EE1 and EE10 of the Ford Neighbourhood Plan are considered relevant to this application.

## 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 in that the development proposed is of a small scale extending an existing commercial building on an existing commercial site which would accord with policy EMP DM1 Employment Land: Development Management which states that the Council will seek to protect existing employment site outside the built up area boundary and as a result would not be contrary to policy C SP1 countryside of the Arun Local Plan.

## 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

### PRINCIPLE

The application site is located within the Parish of Ford and as such the development plan in the determination of this application will consist of the Arun Local Plan (ALP) 2011 - 2031 and the Ford Neighbourhood Plan (FNP).

Arun Local Plan (2011-2031):

The key policy considerations in the determination of this application are considered to be C SP1 of the Arun Local Plan (ALP) 2011 - 2031.

Commercial development is resisted outside of built up area boundaries (BUAB) under policy C SP1 countryside unless the proposal accords with other policies with the plan which refer to specific types of use or development.

In this case the proposed development accords with policy EMP DM1 Employment Land in that it would protect and enhance an existing employment site, would be an appropriate sized extension of an existing employment site outside of the built up area boundary and would not intensify the use of the site to the degree that there would be significant transport implications in accordance with part 6. of policy EMP DM1.

Ford Neighbourhood Plan Policy EE1 also seeks to support the extension of existing employment buildings unless they would cause an unacceptable harm to the amenities of surrounding properties, landscape, wildlife and cultural heritage.

The proposed development is therefore considered acceptable in principle.

### DESIGN

Arun Local Plan policy D DM1 lists a series of 15 criteria that development must comply with - these include character where the policy states:

## '1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.'

Arun Local Plan Policy D SP1 - Design states:

'All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details....' The policy requires that development proposals should reflect the characteristics of the local area by amongst other things, character and design.

Policy EE 10 of the Ford Neighbourhood Plan seeks extensions to achieve a high quality, energy efficient design in harmony with the surrounding landscape setting.

It is also necessary to consider the guidance within the National Planning Policy Framework (NPPF).

Section 12 paragraph 127 states that 'Planning policies and decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'.

Paragraph 130 goes on to say that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions,...'

The proposed overcladding of the roof would improve the appearance, functionality and the thermoefficiency of the host buildings

There would not be a significant extension of the premises as the only impact would be that the roof would rise by 25-30cm in height

The site is located in the centre of the industrial estate and there would not be a significant impact on the visual amenity of the wider area.

The proposal is therefore considered to be of an acceptable design in accordance with policy D DM1 and D SP1 of the Arun Local Plan, Policy EE10 of the Ford Neighbourhood Plan and the NPPF.

## AMENITY

The proposed development would not be close to any residential properties and would not cause a significant additional loss of residential or other amenity to any neighbouring occupiers and in this respect would accord with policies QE DM2 & D DM1 of the Arun Local Plan and policy EE1 of the Ford Neighbourhood Plan.

No other significant issues are considered to be relevant to the consideration of this application

In summary the proposed development is recommended for approval 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 respect 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 the following impacts have 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).

The proposal would have a neutral impact on the protected characteristics.

## 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:  
  
Proposed Elevations, Sections & Roof dwg.no. 001-0000862 003 dated Nov 2019.  
  
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.