

Recommendation Report for Planning Permission

REF NO:	R/268/17/PL
LOCATION:	WRVS Centre Broadmark Parade Broadmark Lane Rustington
PROPOSAL:	Refurbishment of existing single storey building for community use, including elevational changes.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application proposes what in essence amount to the refurbishment of these existing premises with some limited external alterations. Internally, a museum and a community hall would also be formed and there would also be a visitor centre/reception area. Some existing openings would be blocked up and also projecting elements removed and the building would be re-clad. The proposal will upgrade the existing and internal services of the building and accommodate 3 separate community uses. The site plan will incorporate a new drop off area along with a parking space if needed by the community hall. Planters and benches will be added. A large wing wall that protrudes out of the front elevation is to be demolished to open the centre as it currently blocks the view of two-thirds of the building as visitors access the car park. The kitchen layout has been updated to make room for a store for use for the overall centre. It is also proposed that the building uses one main entrance into the centre with a new canopy to provide a sheltered entrance. The existing exterior is to be re-clad in a Siberian Larch timber cladding with new uPVC Anthracite windows or similar to modernise the overall appearance of the building. Existing external columns will be repainted from white to dark grey to match the new proposed windows. The fascia will be re-finished with new dark grey horizontal timber panelling or similar to match the new dark windows and external columns. New materials form the majority of the external works.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to the car park at the front (north). Screen planting to south and east sides. Adjoins building on west side.
SITE CHARACTERISTICS	The site is access through the Broadmark Lane Car Park

entrance which is connected to Broadmark Lane. It is flat with only marginal differences in levels. The site has a garden towards the rear of the building. There are 8 car parking spaces in front of the building. There are also a considerable number in the wider car park to the north.

CHARACTER OF LOCALITY

The site is in close proximity to amenities such as restaurants, coffee shops, banks, Waitrose and the Parish Church of Saint Peter & Saint Paul. It is surrounded by residential properties to the east and south with the British Red Cross directly to its western boundary. To the north is the main existing building entrance fronting onto the Broadmark Lane Car Park, primarily used as the Waitrose car park.

RELEVANT SITE HISTORY

R/142/70	O/A For Building For Use In Connection With Wrvs Meals On Wheels Service	ApproveConditionally 07-09-70
R/21/71	Building For Meals On Wheels Service	ApproveConditionally 15-03-71

None.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council
Rustington Parish Council supports the proposal.

No representations have been received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Environmental Health
Economic Regeneration

CONSULTATION RESPONSES RECEIVED:

ADC Economic Development offers no comment.

ADC Environmental Health raises no objection, requests a planning condition:

Work during the construction phase shall be limited to the following hours:- 08:00 - 18:00 Mondays - Fridays, 08:00 - 13:00 Saturdays and not at all on Sundays or Public Holidays.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area

DEVELOPMENT PLAN POLICES

Arun District Local Plan (2003):

GEN2 Built-up Area Boundary

GEN7 The Form of New Development

Publication Version of the Local Plan (October 2014):

SD SP2 Built -Up Area Boundary

D DM1 Aspects of Form and Design Quality

D DM4 Extensions & Alterations to Existing Buildings

D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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

The Main Modifications to the Arun Local Plan (2011-2031) were published for Public Consultation purposes over a six week period starting on Friday 12 January 2018 and until 5pm on Friday 23 February 2018.

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. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

-Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Rustington Neighbourhood Plan (RNP) contains no policies of relevance 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 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

PRINCIPLE

The site is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within the Arun District Local Plan which in this case is considered to be policy GEN7 which seeks to prevent development that would have an adverse impact upon visual and residential amenities. Policies in the Emerging Local Plan are also considerations, these also seek to ensure that development would not have an adverse impact upon visual and residential amenities.

DESIGN AND VISUAL AMENITY

The proposal seeks to upgrade the appearance of the existing building visually and introduces a more modern appearance externally. The design is considered to be acceptable and is not incongruous or harmful to visual amenity. The proposal will result in improvement in terms of design and visual amenity.

AMENITY

The works proposed do not give rise to substantial change other than to external appearance. The site is also well screened and not generally/widely visible, apart from at the front. There is little or no impact on the amenity of surrounding occupiers.

PARKING

Car parking spaces are not lost. The site is located close to public transport and can also rely on the wider public car park in addition to its own car spaces. The proposed works and uses are therefore considered not to give rise to parking demand that cannot be met and in any event, alternative means of transport to cars exist by foot, cycle and bus.

CONCLUSION

The proposed works do not give rise to harm and result in material improvements to the site which can be readily accommodated.

It is therefore recommended that planning permission be granted subject to 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

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 drawings and material:

Drawing Number 8511/112 - Proposed Plan & Elevations - Dated November 2017

Design & Access Statement - Dated November 2017

Photographic Rendering of Building as Proposed - Received with Application

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

- 3 A schedule of materials and finishes to be used for external walls and roof of the building as proposed shall be submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the works to the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Work during the construction phase shall be limited to the following hours:- 08:00 - 18:00 Mondays - Fridays, 08:00 - 13:00 Saturdays and not at all on Sundays or Public Holidays.

Reason: To protect the amenity of the occupiers of surrounding properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 5 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.