

PLANNING APPLICATION REPORT

REF NO: FG/228/18/PL

LOCATION: Yeomans Worthing Peugeot
Garage Premises
Littlehampton Road
Ferring

PROPOSAL: Additional office space & supporting facilities (amendment to FG/39/18/PL). This application is a Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>The application seeks to extend the building at first floor level, above the existing ground floor garage. This proposal represents an increase of 207m² of office floorspace. The extension of office space will allow for additional employment opportunities at the head office (granted under FG/39/18/PL), benefitting the local area by enhancing its economic contribution.</p> <p>The proposed materials are detailed to match those of the building granted under FG/39/18/PL, and features windows at first floor level on its Northern, Eastern and Western aspects.</p>
SITE AREA	0.67ha.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site boundaries are formed by a low wooden post and single rail fence, behind which is landscape planting including some specimen trees. This planting is recent and yet to mature. Otherwise, the frontage of the site has a generally open appearance. There are stone and brick walls on the north and east boundaries.
SITE CHARACTERISTICS	The site comprises an area currently used for car sales with a show room and work shop on the east side and associated car parking to the sides fronting the A259. A small area of land at the back of the site comprises of a group of dilapidated outbuildings and stables that were originally used as an equestrian yard. A bungalow with associated outbuildings in a dilapidated state is located on the east side adjacent to Hangleton Lane. The existing Peugeot showroom is a building of 2 storey height with a monopitch roof and clad with turquoise and dark grey aluminium panels above large areas of glazing on the frontage.
CHARACTER OF LOCALITY	The character of the A259 road in this area is commercial with a supermarket (ASDA) opposite. To the rear (north) of the site

is The South Downs National Park. There is intervening development between the site and the Park. The character of the road frontage in the vicinity of the site is not rural, but rather commercial interspaced with residential. Development density and character becomes more rural northwards. To the east is a row of two storey residential properties with further residential properties to the north east.

RELEVANT SITE HISTORY

FG/39/18/PL	Demolition of existing property & outbuildings; erection of new Motor Dealership with Showroom, Offices & Motor Vehicle Workshop (including MOT) & new Head Office Facility adjoining the existing Peugeot building on site including associated hard & soft landscaping & associated supporting facilities. This application is a Departure from the Development Plan.	Approve Conditionally 09-08-18
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The Peugeot dealership has been extended to the north on appeal (FG/45/15/PL) and west following approval FG/134/13. Additionally, this proposal seeks to extend the Honda Dealership approved under FG/39/18/PL.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ferring Parish Council

Objection:

- No provision for the increase in vehicle transporters has been made in this application.
- The application is a Departure from the Development Plan.
- The office space could be accommodated elsewhere within the built up area.
- The Parish Council are not the only objectors to the area.
- The site is becoming over intensified with inadequate parking and vehicle movement facilities.
- The application fails to demonstrate how increasing the intensity of the site will deliver safe operating practices.
- The impact on the street scene is inappropriate for the area.

Kingston Parish Council - Objection:

- Support the comments by Ferring Parish Council.
- Adverse impact on local infrastructure.

2 letters of objection (including Ferring Conservation Group):

- This area is open Downland, and is being ruined by all of the development in this area.
- Piecemeal permissions are unacceptable.
- Object to the intensification of the site.
- The road is now semi-rural, due to the unplanned commercial development of this corridor.
- There will be an additional parking demand generated by this application, without further provision on site.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and will be addressed in the conclusion section. The application seeks to increase the office space only, and no additional transporter movements are proposed. It is not considered that the application will have any significant impact on the character of the locality or the street scene, as result of its relatively modest scale and siting at the rear, within an established commercial site.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

The Council's Drainage Engineers - No objection:

- It has been confirmed that this application is just a first floor extension and involves no increase in impermeable area.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary.
Angmering to Worthing settlement gap.

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
CSP1	C SP1 Countryside
SDSP3	SD SP3 Gaps Between Settlements
EMPDM1	EMP DM1 Employment Land: Development Management
ENVDM5	ENV DM5 Development and biodiversity
LANDM1	LAN DM1 Protection of landscape character
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
TSP1	T SP1 Transport and Development

[Ferring Neighbourhood Plan 2014 Policy 1A](#)

Ferring Neighbourhood Plan 2014 Policy 7

A Spatial Plan for the Parish

Land north of Littlehampton Road, encouraging of existing rural businesses

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD3 Parking Standards

POLICY COMMENTARY

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

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.

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 Ferring Neighbourhood Plan has been made and the relevant policies considered in the determination of 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 relating to development outside the built up area boundaries. The proposal accords with policy C SP1 (f). on the basis that it is a proposal for economic growth outside the built up area boundary which conforms with policy EMP DM1 (6.) of the Arun District Local Plan 2018.

As a result of the above the proposal is compliant with policy 1A of the Ferring Neighbourhood Plan (FNP) whose aim is to resist proposals outside the BUAB where they do not accord with development plan policies.

The proposal also complies with Policy 7 of the FNP whose aim is to resist 'any proposals for a change of use from an established agricultural, horticultural or equine use or any other unrelated uses.' The proposal is for the extension of an already approved commercial use which will not have a detrimental impact on the visual amenity of the area or the setting of the National Park.

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 key policy considerations in the determination of this application are those contained within the Arun Local Plan (ADLP) and the Ferring Neighbourhood Plan (FNP). The application site is situated outside of the built up area boundary (BUAB) and within the Angmering to Worthing gap as specified by policies SD SP2 and SD SP3 of the ADLP. Policy C SP1 of the ADLP will not permit development situated outside of the BUAB unless it is consistent with other ADLP policies. Policy C SP1 of the ADLP seeks to protect the countryside for its own sake and as such exerts strict control over development situated outside of the BUAB.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

In order to determine whether the proposals accord with development policies for proposals outside of the BUAB, the relevant Local Plan policy to assess the proposals against is Policy EMP DM1.

Policy EMP DM1 of the ADLP relates to circumstances in which economic growth outside the BUAB may be permitted. This policy states under (3) that the Council will positively encourage the relocation of existing firms within the District and under (6) that planning permission will be granted on sites outside the built-up area, provided that it is satisfied the criteria in the policy.

This application is for the expansion of an existing business within the district and the applicant has stated that the current premises in Littlehampton are no longer fit for purpose and that the Honda dealership needs to be located in the eastern part of the district.

The proposal meets all of the other criteria set out in EMP DM1 (6.) in that:

It is an appropriately sized extension of an existing employment site. It is of a high standard of design, layout and landscaping appropriate to the context and a sympathetic relationship to the surrounding area.

The new buildings have been designed to complement the Peugeot dealership building. They are the same scale and built of similar materials using neutral toned cladding and extensive glazing to the frontage. The proposed use of the site is in line with the growing commercial use of the area and the appearance of the building in keeping with the neighbouring Peugeot dealership building.

Policy SD SP3 - Gaps Between Settlements. Angmering to Worthing.

Proposals are expected to maintain the generally open and undeveloped nature of this gap so as to prevent coalescence and retain their separate identity.

As described below there is considerable development abutting the site to the north and east which continues past Hangleton Lane to the west. This part of the gap is therefore not generally open and undeveloped in character and the development of the site will not materially add to this existing character and appearance.

Ferring Neighbourhood Plan (FNP).

The application site is located on land north of the Littlehampton Road and as such Policy 7 in the FNP applies. This states that the Neighbourhood Plan will support development subject to certain visual impact criteria. Further, it states that it will resist any proposals for a change of use from an established agricultural, horticultural or equine use or any other unrelated uses.

The existing use of the application site is not an established agricultural, horticultural or equine use. The proposed development is therefore considered to be in accordance with FNP Policy 7.

Ferring Neighbourhood Plan 2014 Policy 1A states that proposals for development located outside of the built up area boundary that do not accord with development plan policies in respect of the control of development in the countryside will be resisted. The proposed development is in compliance with all the relevant development plan policies namely policy EMP DM1 of the Arun District Local Plan and policy 7 of the Ferring Neighbourhood Plan.

National Planning Policy Framework (NPPF).

Paragraphs 80 and 84 of the NPPF support economic growth through the planning system generally and in rural designated locations. It is therefore clear that the NPPF lends support to the development proposed. This is particularly the case since the proposal is not considered to give rise to unacceptable harm in respect of such matters as visual amenity, design and amenity in general and is considered to be in accord with the Development Plan.

VISUAL AMENITY

The proposed extension is considered to be of an appropriate design, which appears well integrated within the consented building, whilst complements the existing neighbouring dealership building. The proposed extension is at first floor level to the rear of the approved building, and thereby not be harmful to the character of the area. The land rises up behind the site into the South Downs National Park. However, due to the commercial and residential character of development on both sides of the A259 neighbouring the site there will be no material additional impact on the setting of the National Park. As such the proposal complies with policies D SP1, D DM1, QE SP1, D DM4 and LAN DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

There will be an acceptable impact on the houses to the east as the existing show room stands between them and the new development. The proposed extension will be 2m higher than the approved building. However, the proposed development is not considered to have any significant impact upon the neighbouring residential amenities of neighbouring dwellings, as a result of its siting allowing a significant separation distance to nearby dwellings. The residential property 'White Cottage' is located to the North-West of the application site, resultant of a separation distance of over 25m, and the aspect of the development, there is not considered to be any overshadowing, or loss of light as a result of the proposed extension. However, the proposed windows on the Western aspect of the proposed extensions have the potential to result in a loss of privacy to the occupiers of this dwelling by way of overlooking. To overcome this a condition is recommended that these windows are obscure glazed and non-opening below 1.7m from the internal floor level.

As such the proposal complies with policies D DM1(3), D DM4(c) and QE SP1 of the Arun Local Plan.

HIGHWAYS

Highways England were consulted on the application for the creation of the Honda dealership (approval

FG/39/18/PL), and confirmed that the development would have no adverse impact on the Strategic Highway Network. There will not be any alterations to the vehicular access to the site. The proposed development is an office extension, and therefore, the increase in vehicular movements, will not be to the extent as to require an increase in demand for parking beyond that existing on site. Pedestrian access is via the same entrance as vehicular access and will remain unchanged with this expansion. The existing site has no bicycle parking nor does the proposal.

WATER AND DRAINAGE

The Council's Drainage Engineers were consulted on this application, and state that as this proposal involves no increase in impermeable footprint of the development, the conditions on previous consent FG/39/18/PL are satisfactory for the site. As such the proposal will comply with policies W DM3 and QE DM4 of the Arun Local Plan 2011-2031.

CONCLUSION

The development does not give rise to unacceptable harm in design and visual amenity terms. It is also not harmful to amenity in general and is acceptable in highway impact terms.

The character of the area within which the site is located is not that of open uninterrupted countryside in terms of character and appearance. The vicinity of the site has the character of a reasonably well defined developed area within the wider open countryside. This area is a comparatively compact one and there are not considered to be unacceptable implications for the wider open countryside nor for the setting of the South Downs National Park.

It is therefore recommended that planning permission be granted 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

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:

- Site Location Plan - P001 - Nov 2017
- Proposed Office (Expansion) - Plans & Elevations - 17036-HNW-00-XX-DR-A-P210 - Dec 18

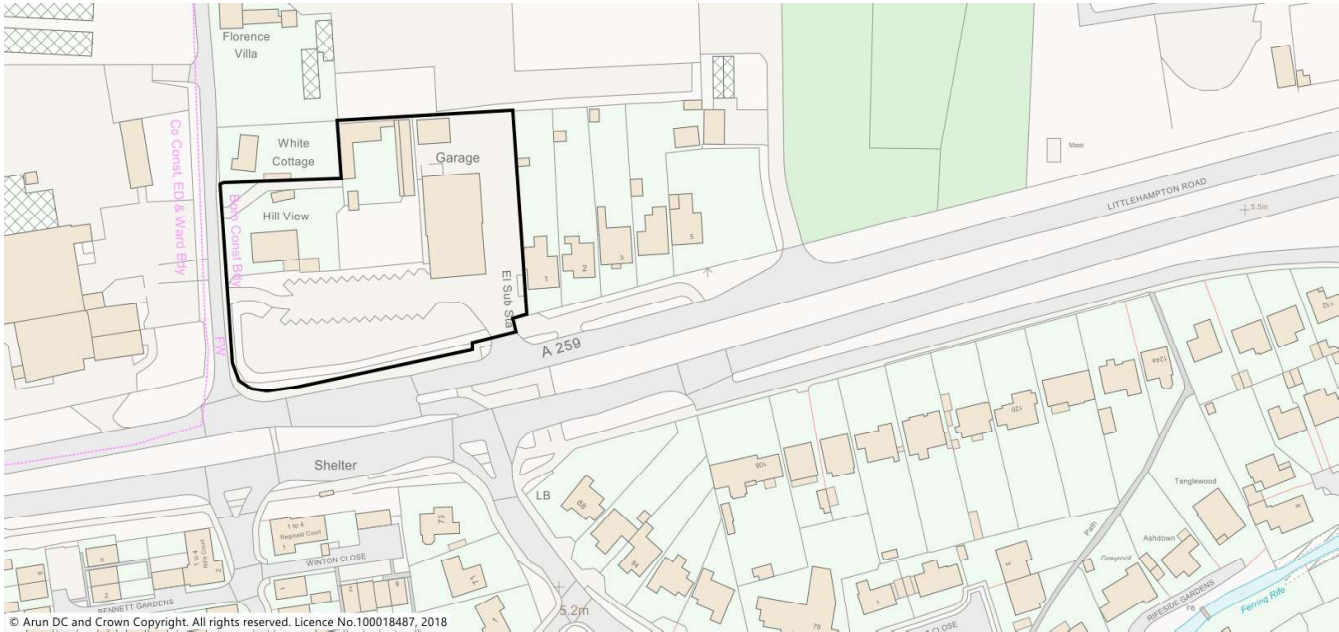
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The windows on the Western elevation of the extension shall at all times be glazed with obscured glass and fixed to be non-opening to 1.7m from the internal floor level, in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1(3) of the Arun Local Plan.

- 4 **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.

FG/228/18/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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