

AB/116/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Change of use from two dwellings to single dwelling house. Brooklands, Priory Lane, Arundel.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed change of use from two dwellings to a single dwelling, forming an access from the cottage wing into the main barn. No external alterations are proposed.
SITE AREA	0.8 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	2.5 dwellings per hectare
TOPOGRAPHY	Gently undulating.
TREES	None affected by this application.
BOUNDARY TREATMENT	The site is surrounded by a mix of 1.5m high post and rail fencing and areas of flint and brick walling.
SITE CHARACTERISTICS	The property is predominantly single storey with a two storey accommodation being the principle barn linking the two wings and enclosing an entrance courtyard. The elevations are brick and flint and the roof pitched with clay tiles. In addition the property has stables and a swimming pool attached to the rear and integral garage within the north wing.
CHARACTER OF LOCALITY	The site is within a predominantly rural location; the surrounding development is low density and mixed in style.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/102/88	Conversion of redundant farm buildings and repair of redundant farm structures to form three units of residential accommodation. Construction of new garage.	Refused 26-09-1988 Dismissed 11-04-1989
AB/167/88	Conversion of redundant farm buildings to form two residences with ancillary accommodation including garaging.	Approved conditionally 30-11-1988
AB/139/90	Minor alterations to fenestration, internal layout and external detailing further to planning consent AB/167/88.	Approved conditionally 22-04-1991
AB/27/93	Provision of fire escape.	Approved conditionally

AB/116/07**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
AB/22/96	New indoor swimming pool and stable block.	28-08-1993 Approved conditionally 19-04-1996
AB/41/07	Change of use from residential dwelling to Guest House (Bed & Breakfast accommodation) to incorporate internal alterations and reordering.	Withdrawn 05-06-2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	Objection – The loss of a family dwelling which would result in this change of use. Concerned about reference to future commercial use. If application is granted condition applied, that there should be only 3 letting rooms in the property as a whole.
LOCAL GROUPS	None
Four letters of objection	Six to seven rooms are being occupied by paying guest and day conferences have taken place. Noise disturbance and bad behaviour from guests. Priory Lane is a narrow rural lane and access is therefore difficult and potentially dangerous. Need to preserve rural character. Payment to Council Tax will be reduced. 7 en-suite bedrooms currently exist and are used by paying guests. It is untrue that they didn't know it was two properties. Use of 4/5 bedrooms if this application is approved will result in a change of use. Planning permission is not normally required for change of use from two dwellings to one or to insert a doorway. Previous application was rejected on planning grounds and being wholly un-neighbourly in such a small community. Miss leading information is contained in the applicant's letter. Certificate of Lawfulness cannot be applied for as not been operating for the necessary 10 years.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No highway objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Special Controls on Advertisements

AB/116/07**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan : LOC2, DEV1, CH1
 Arun District Local Plan : GEN3, GEN7,

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
 PPS7 - Sustainable Development in Rural Areas

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

The loss of one dwelling is unlikely to have a materially adverse affect on the local housing market/supply. Reference is made to ancillary use of the property for Bed & Breakfast and does not form part of this application. A condition restricting the number of bedrooms which for B&B to only three letting rooms is not being considered as part of this application which is purely to make two dwellings into one. Issues raised about the use of the property as a B&B and for conferences without planning permission are being assessed by the Planning Compliance Team. County Highways have been consulted on the application and have raised no objection. The disturbance caused by guests, the affect on Council Tax payments, whether or not the applicant was aware the property was two dwelling not one are not a material planning considerations; the application for change of use from two dwellings to one is to be assessed on its own planning merits. There will be no materially adverse affect on the rural character of the area. Planning permission is required for the conversion from two dwellings to one; the insertion of an internal doorway does not normally require planning permission however the floor plans showing existing and any proposed amendments is required as part of the application. The previous planning application AB/41/07 was withdrawn not refused. A Certificate of Lawfulness can be submitted for a proposed use and a decision issued determining whether something requires planning permission or not; not just to prove the 10 or 4 year rule referred to.

ASSESSMENT OF PROPOSAL**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 either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the

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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

rural 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

The site is within a predominantly rural location; the surrounding development is low density and mixed in style. The proposal seeks planning permission for a conversion from two dwellings to one with the creation of an internal access.

The site had the benefit of planning permission under AB/167/88 to convert redundant farm buildings to form two residences following refusal for three and construction of a garage. The current proposal seeks to utilise the entire structure as one dwelling.

The design and access statement submitted with the application alludes to the applicant's intention to use the property for Bed and Breakfast accommodation however this does not form part of the current application.

No external alterations are proposed on the property, one new internal doorway is to be formed between the 'Cottage' and the garage which will allow access throughout the building internally.

The conversion of the property to from two dwellings to one is not considered likely to give rise to an adverse impact on the character of the building or the surrounding rural area. Further it is not considered likely to have an adverse affect on the residential amenities of neighbouring dwellings. Furthermore, County Highways have raised no highway objection.

It is therefore recommended that this application is approved, subject to the condition set out overleaf.

UNDEL

AB/116/07/

Change of use from two dwellings to
single dwellinghouse

Brooklands
Priory Lane
Arundel

RECOMMENDATION

Approve Conditions

- 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 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1, CH1

LOCAL PLAN: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

- 3 INFORMATIVE: This approval does not purport to permit the Bed & Breakfast use as outlined within the Design and Access Statement, which may require planning permission in its own right.

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