

Planning/Design & Access Statement

**Erection of 1 no. 4 bed dwelling as a replacement for
the dwelling approved under application AB/81/16
and new car barn**

**The former Arundel Equine Hospital
Tortington Lane
Arundel
West Sussex**

HAPL1169 August 2017

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1. Introduction
2. Background
3. The Site and Its Surroundings
4. The Application Proposal
5. Planning Policy
6. Planning Considerations
7. Local Validation Requirements

1. Introduction

- 1.1 This statement has been prepared to support this planning application on behalf of our client Clarendon Properties Ltd for the erection of a four-bedroom dwelling on this site in place of that approved in 2016 under reference AB/81/16. That 2016 permission was for the conversion of an equestrian building to a four-bedroom unit of residential accommodation and included the demolition of other existing stable buildings on the land. It is now proposed to replace the building the subject of that permission with a new dwelling of more domestic proportions in keeping with the existing buildings on the site.
- 1.2 This statement seeks to set out the history of applications of this site along with the policy context to demonstrate that this proposal is appropriate in terms of the provision of a sustainable form of development on the site and is appropriate given the overall redevelopment of the site as a whole.

2. Background

- 2.1 The Arundel Equine Hospital operated from this site for many years but has now relocated to its new purpose built premises in Horsham District. To facilitate this move, it obtained a series of planning permissions, renewed over several years, for the residential use of the buildings on the site. This included application AB/80/16 for single dwelling on the north side of the existing access in an existing building and application AB/82/16 for the change of use of the office and treatment room on the south side of the existing access to a residential dwelling. The existing residential property which adjoins the building the subject of application AB/80/17 was in separate ownership but will now form part of the overall site and all buildings will be improved to form a cohesive and attractive residential scheme.
- 2.2 In considering the improvements that are to be made to the buildings and their curtilages, it was felt that, particularly with the removal of some of the stable buildings, the conversion of the large barn would result in a dwelling out of keeping in scale, design and siting with the remainder of the proposed dwellings on the site. Whilst it would be characteristic of the former equestrian use, it was felt that the other buildings would be reverting to domestic use and that this proposal could be at odds. It was therefore considered that the replacement of this building with one which would enhance the development and the setting of the existing buildings would be desirable.

3. The Site and Its Surroundings

- 3.1 The site is located on the west side of Tortington Lane to the south-west of Arundel and forms part of the cluster of buildings in the locality which make up the hamlet of Tortington. The existing buildings on the site which are in residential use or have planning permission to be used residentially are located either side of the entrance drive which passes from Tortington Lane westwards

towards the car park. These existing buildings are of traditional construction with those on the north side being of traditional cottage vernacular whilst the attached building adjacent to the road and the buildings on the south side of the access are single storey and have the appearance of former agricultural barns.



The Application site

- 3.2 Beyond the building on the south side of the entrance lies the former stable building which has planning permission to be converted to a dwelling and is proposed to be replaced under this application. A section of the smaller subservient building attached to its west side also formed part of the proposed dwelling whilst the remainder was to be demolished. To the west of this building lies a further L-shaped former stable block which was also proposed to be demolished under the previous approval.
- 3.3 To the west of the L-shaped stable block lies the boundary with adjoining agricultural land and is demarcated by a hedging and a line of conifers. To the south is a small paddock and to the north is a large hardstanding area which was used as the car park serving the hospital. Only part of this is within the applicant's ownership and will be retained to provide parking for the dwellings which already have planning permission for residential use.

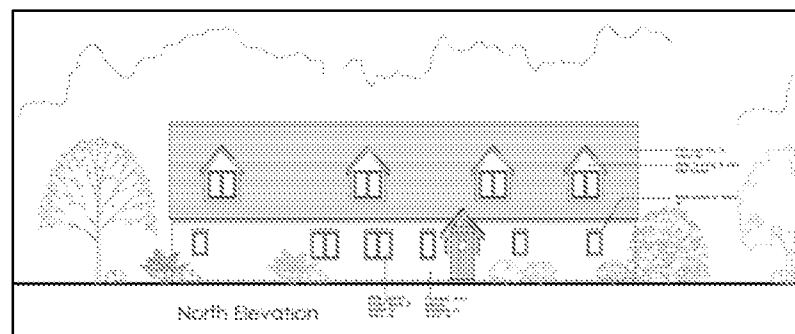
- 3.4 The site is located in Tortington where there is some scattered residential development including a two-storey dwelling to the south which has been significantly extended. To the south-east is the higher density residential development at Tortington Manor which comprises a significant number of residential properties.

4. The Application Proposal

- 4.1 The application proposes the demolition of all the more modern equestrian buildings on the land the subject of this application including the large barn-type structure which was the subject of the previous approval for conversion into a residential unit. The existing buildings amount to approximately 411sqm of floor space which will be removed from the site. As a replacement, a new dwelling is proposed which will be located to the west of the former office building, to the south of the parking area.
- 4.2 The main part of the building will run east-west with accommodation comprising a kitchen/dining room, sitting room, en-suite bedroom, cloak room and utility room and, within a south-facing projection, a living area. A first floor is proposed to be provided above the main part of the building served by dormer windows which will provide a master bedroom suite and two further bedrooms and a bathroom. The gross internal floor area proposed is 235sqm. The footprint of the dwelling will be 197sqm (including car barn).
- 4.3 The private amenity space will be located on the south side of the building and will significantly exceed the standard set out in the emerging local plan and be similar in extent to that proposed under the previous application. Cycle storage will be provided in a shed adjacent to the western boundary. There will be sufficient space for bins to be stored within the curtilage of the dwelling.

Design

- 4.4 The proposal has been designed to have regard to its context and the traditional agricultural scale of the adjoining building. In this respect, it is proposed to be single-storey in appearance with eaves above ground floor window heads but with dormers in the roof space similar to those proposed on the adjoining building. It proposes materials to match the existing buildings; white-painted brickwork with a plain tile roof.



Access

- 4.5 As with the previous proposal for the conversion of the existing building on the site, access will be via the existing access from Tortington Lane between the cottages and the former office building. A new car barn is proposed to the north-west of the dwelling adjacent to the western boundary which will provide two spaces with a third space provided alongside. There will be sufficient space for vehicles to turn on site to enable them to leave in forward gear. The proposal will not result in an increase in traffic movements over and above that already permitted under the previous proposal.

5. Planning Policy Considerations

- 5.1 Government Planning Policy comprises the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. It does not change the statutory status of the development plan but is a material consideration in the determining planning applications. It states that the purpose of the planning system is to contribute to the achievement of sustainable development and defines three dimensions in meeting this: the economic role, social role and environmental role. These roles are not expected to be undertaken in isolation because they are mutually dependent.
- 5.2 Sustainable development is placed at the heart of the framework paragraph 14 states that there is the presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking. For decision taking this means approving development proposals that accord with the development plan without delay and, where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the Framework taken as a whole or specific policies in the framework indicate development should be restricted.
- 5.3 Paragraph 111 of the NPPF states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 5.4 In terms of decision taking, the NPPF states that LPAs should approach decision-taking in a positive way to foster the delivery of sustainable development. LPAs should look for solutions rather than problems and decision takers should seek to approve applications for sustainable development where possible. They should work proactively to secure developments that improve the economic, social and environmental conditions of the area.
- 5.5 The relevant development plan policies are the saved policies of the Arun District Local Plan 2003. In general terms, the site the subject of this

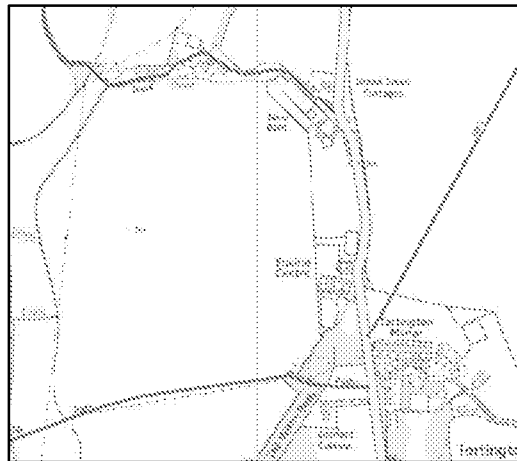
application is located outside any defined built up area and therefore considered to be in the countryside for the purposes of planning policy. The general policies of the Local Plan seek to restrict new development in these areas unless, in accordance with policy GEN3, it complies with other policies elsewhere in the plan. There are no policies elsewhere in the plan that deal specifically with the replacement of existing dwellings, however, it is an acknowledged principle that existing dwellings in the countryside can be replaced on a one for one basis subject to consideration of the usual development management criteria such as design, scale, layout, impact on the character of the locality and existing amenities. It is these factors that will be considered in the assessment section of this report.

- 5.6 The development plan also comprises the policies of the Made Neighbourhood Plan (NDP). The most relevant policy is Policy 1 which deals with the presumption in favour of development. This replicates the presumption identified in the NPPF and states that planning permission will be granted where policies of the NDP are silent unless any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the NPPF or specific policies in the Framework or other material considerations indicate that development should be restricted.

6. Planning Considerations

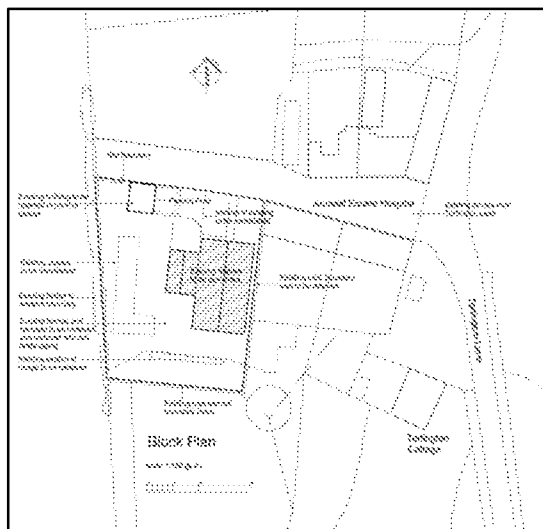
- 6.1 The site is located in the countryside where normally new residential development is resisted under development plan policy. However, in this case, there are a number of material considerations to be taken into account in determining whether a new dwelling is appropriate in this location. Firstly, the site has, until recently, been part of the wider use of the site and existing buildings as an equine hospital which is a D1 use. This was therefore a business use of the site and not any form of agricultural or forestry use and therefore comprises previously developed land (PDL). The NPPF encourages the effective re-use of PDL and, given the residential permissions granted to the other buildings on the site, it would make sense to allow the residential use of the land subject to consideration of landscape setting.
- 6.2 The second factor is, of course, the fact that planning permission has previously been granted for the conversion of the largest building on the site, and part of that adjoining it, to a residential use. A residential unit on the site has therefore been established. Whilst the development has not been undertaken, it represents a fallback position which is a material consideration in the determination of this application. This proposal is effectively a replacement dwelling with the proposed new building replacing the approved residential conversion. There are no specific policies on replacement dwellings in the existing or emerging local plans and therefore, once again, the consideration of landscape setting is a material factor.
- 6.3 The existing equestrian buildings on the site do not impact significantly on the character of the area being located between the more traditional buildings to

the east and the western boundary of the site which is clearly defined by a hedgerow and trees that separate the site from open agricultural land beyond. The only public footpaths in the vicinity of the site are located some distance to the south and north where any views of the development are seen in this context of the whole site and the clusters of buildings which make up Tortington.



Public rights of way

- 6.4 Although the existing equestrian buildings do not have a significant impact in the wider landscape, when considered in the context of the more domestic character traditional buildings on the site, they are somewhat out of keeping, particularly when all the remaining existing buildings will be in residential use. Furthermore, the barn does not have an ideal relationship with the amenity space of the proposed dwelling to the east.



Approved site plan

- 6.5 The application proposal will result in a dwelling which will have a better relationship with the proposed dwellings to the east and their amenity space and be of a form and design in keeping with the other buildings on the site.

The footprint of the dwelling less is than the approved building as better use is made of the height to provide accommodation at first floor. Overall, there will still be a significant net loss of building footprint on the site.

- 6.6 It is concluded therefore that the replacement of the building does not conflict with any policies of the development plan as it does not represent a new dwelling in the countryside, but a replacement for one which has already been approved. It also meets the sustainability principles set out in the NPPF as it provides for a new dwelling to assist in the social needs of the area and employment during construction which meets the economic needs. In terms of the environmental role, the proposal does not result in any greater landscape impact than the existing building due to the visually constrained nature of the site but represents an improvement to the setting of the existing buildings and provides for an attractive cohesive development. In the absence of any conflict with policy, it is submitted that the development represents sustainable development and the presumption should be in favour.

7. Local Validation Requirements

Foul & Surface Water Drainage

- 7.1 The proposed dwelling will connect to a new package treatment plant that is to be installed on land to the north to serve the whole residential development. Surface water will discharge to an existing watercourse as currently.

Bin Storage & Collection Provision

- 7.2 There is sufficient space for bins to be stored within the curtilage of the dwelling and it is anticipated that the local authority refuse and recycling vehicles will enter the site to collect.

Biodiversity

- 7.3 A biodiversity checklist accompanies the application which confirms that, given the previously developed nature of the site, it is unlikely to accommodate any protected species.