

PLANNING APPLICATION REPORT**REF NO:** AB/148/09/**LOCATION:** The Dairy House Home Farm
Mill Road
Arundel**PROPOSAL:** Major external refurbishment & minor internal alterations**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Replace existing slate roof covering, remove and replace existing defective stone chimneys. New door and masonry infill to north elevation. Internal alterations to form further living accommodation at ground floor level and bathroom at 1st floor level.
SITE AREA	Approximately 3224 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Approximately 1.4m high flint wall to front and rear boundary, approximately 4m high brick wall to west side boundary and hedging at trees to the eastern boundary.
SITE CHARACTERISTICS	Detached 2 storey Grade II Listed Building, Fittleworth stone quoin flint elevations. Gable slate tiled roof, stone coping, large central spire within north and south elevation. Large fountain within rear garden within steps up from garden to the property. Octagonal dairy building to north elevation. Internal Fittleworth stone floors.
CHARACTER OF LOCALITY	Sited within the Arundel Conservation Area, farm yard to the north of the site, chalk cliffs to the west of the site. Shrub land to the south of the site.

RELEVANT SITE HISTORY

AB/43/94	Renewal of unimplemented planning permission AB/48/89 for the conversion of the existing Grade II dairy buildings to a restaurant/public house with associated car parking and access improvements (Main File-Dual Parish with SS/4/94).	Withdrawn 08-09-1994
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SS/4/94	Renewal of Unimplemented planning permission SS/1/89 for the conversion of the existing Grade II dairy buildings to a restaurant/public house with associated car parking and access improvements (Dual Parish with main file AB/43/94)	Withdrawn 08-09-1994
AB/103/97	Re-roof pump house	Approve Cond 03-10-1997
AB/110/04/	Cryptosporidium treatment works inc. building to house Cryptosporidium removal membranes, mesh screen to membrane building, kiosk to house neutralisation plant, retaining wall in cliff, retaining wall adjacent to mesh screen, hardstanding to facilitate access to rear of buildings and 3 no. construction compounds (temporary permission until August 2005) Main File - Dual Parish with SS/2/04.	Approve Cond 15-10-2004

REPRESENTATIONS**Representations received:**

Arundel Town Council

Parish Council representation: No objection, subject to a condition that the replacement tiles match existing.

Other representations:

Comments on Representations received:

Comment on Parish Council representation: Condition to be attached to decision requiring materials to match existing property.

Comment on other representations:

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
Conservation Area
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan: [GEN3](#) Protection of the Countryside

[GEN7](#)
[AREA2](#)

The Form of New Development
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment
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, the character and appearance of the Conservation Area, and specific regard to the impact upon the Listed Building.

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.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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 proposed application seeks permission for the removal of the 2No. existing defective chimney stacks and replacement, internal alterations and the formation of a doorway and infill masonry within the northern elevation.

The proposed alterations are considered to be acceptable in planning terms and the effect on the Listed Building will be determined by way of the application for Listed Building Consent

(AB/149/09/L)

It is therefore recommended that the application be approved subject to the following conditions.

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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof for the proposed works have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

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

- 3 This permission relates to the following approved plans, drawing No. 91041.1; 91041.2; 91041.3; and 91401.4.

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

- 4 **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

LOCAL PLAN: GEN3, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS7, PPG15

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