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Change of Use from 5no. Tourist Units to 5no. C3 Residential Units: Easter Cottage, Norton Dairy, Cart Barn, East Barn and The Old Stables, Old Dairy Lane, Norton, Aldingbourne, West Sussex. PO20 3AF

Part 2 – Design & Access Statement

The list of additional requirements as per letter from Arun LPA dated 22nd April 2014 is set out below.

Plans

Provide full plans for each of the units to include the following:-

Detailed block plans showing the full curtilages, showing clearly the boundary areas of landscaping so that there is no ambiguity over the exact extent of each planning unit;
Existing floor plans for each unit and any outbuilding contained within the plot; and
Existing elevation plans for each unit and any outbuilding contained within the plot.

Revised Design & Access Statement

Provide a more detailed statement to include the following:-

Full policy analysis against the National Planning Policy Framework (NPPF) and its guidance;
Full policy analysis against the Arun District Local Plan 2003; and
Full policy analysis against the Publication Version of the Local Plan February 2014. In particular please address new policies such as the space standards, renewable energy provision etc.

The following is the information requested under the headings as per Arun DC's letter:-

Plans

Easter Cottage – Drawing Number 13071/EASTER COTT a

Full plans submitted showing the full curtilage of the property via 1:1250 Location Plan; 1:500 Block Plan; and 1:200 Site Plan. The red edge on each plan denotes the boundary area of the property. In addition the inclusion of soft landscaping is indicated by grass and trees in the west rear garden area together with hardsurfacing in the form of decking to the west of the property; shingle and paving to the south west of the property; concrete to the south and south east; and shingle to the east.

Within the curtilage area the shed which includes cycle storage is marked, along with the log store, together with the section of building of The Old Stables which is within the ownership of Easter Cottage, and is used as a store/utility. Bins are stored at the north elevation of the rear shed. Car parking takes place to the front (east) of the property.

Floor plans for Easter Cottage to the scale of 1:50 and 1:200 with the outbuildings to the scale of 1:100 are identified on the plans, along with a roof plan to the scale of 1:200

Existing Elevation plans for Easter Cottage and the outbuildings, to the scale of 1:100

Norton Dairy – Drawing Number 13071/NORTON DAIRY a

Full plans submitted showing the full curtilage of the property via 1:1250 Location Plan; 1:500 Block Plan; and 1:200 Site Plan. The red edge of each plan denotes the boundary area of the property. In addition the pebble pond is indicated and there is additional hard surfacing within the rear amenity area.

The section on the rear of the property (west), contains a utility store which also house cycle storages. Bins are stored to the rear of the property. Car parking takes place to the front (east) and side (north) of the property.

Floor Plans for Norton Dairy to the scale of 1:50 and 1:200 are identified on the plans, along with a roof plan to the scale of 1:200

Existing Elevation Plans for Norton Dairy to the scale of 1:100

Cart Barn – Drawing Number 13071/CART BARN a

Full plans submitted showing the full curtilage of the property via 1:1250 Location Plan; 1:500 Block Plan; and 1:200 Site Plan. The red edge of each plan denotes the boundary area of the property. In addition the soft surfacing of grass, trees, shrubs, flowers and hard surface of patio and car parking is indicated.

An octagon timber shed is located in the south west corner of the site, which is also used for cycle storage. Bins are stored next to the gas bottle storage to the east side of the property. Car parking takes place to the side (east) of the property.

Floor Plans for Cart Barn to the scale of 1:50 and 1:200 are identified on the plans, along with a roof plan to the scale of 1:200 together with floor plans of the octagon shed and gas bottle store to the the scale of 1:100

Existing Elevation Plans for Cart Barn to the scale of 1:100, along with elevations of the octagon shed and gas bottle store also to the scale of 1:100

East Barn – Drawing Number 13071/EAST BARN a

Full plans submitted showing the full curtilage of the property via 1:1250 Location Plan and 1:500 Block Plan. The red edge of each plan denotes the boundary area of the property. In addition the shingle and paved area of the amenity area are indicated.

A cycle store on the east boundary and bin storage on a north elevation next to fencing are indicated. Car parking takes place to the front (east) of the property.

Floor Plans for East Barn to the scale of 1:50 and 1:100 are identified on the plans, along with a roof plan to the scale of 1:200. Floor plans of the cycle store to a scale of 1:100 are also shown.

Existing Elevation Plans for East Barn and the outbuilding, to the scale of 1:100

The Old Stables – Drawing Number 13071/STABLES a

Full plans submitted showing the full curtilage of the property via 1:1250 Location Plan and 1:500 Block Plan. The red edge of each plan denotes the boundary area of the property. In addition the hedging to the south boundary is indicated along with the car port and additional parking area. Cycle storage will take place within the car barn as will bin storage.

Floor Plans for The Old Stables to the scale of 1:50 and the car port to the scale of 1:100 are shown. A roof plan to the scale of 1:200 is also indicated.

Existing Elevation Plans for The Old Stables and the car port, to the scale of 1:100

Revised Design & Access Statement

The sections covered within the original submitted document 'Supporting Statement' were:- **Background;** **Common Ground;** **Marketing;** **Proposal;** and **Material Considerations.**

The contents of those sections still stand, and are added to here under the heading Design & Access Statement, as required by Arun Local Planning Authority.

National Planning Policy Framework (NPPF)

Achieving sustainable development

“International and national bodies have set out broad principles of sustainable development. Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present, without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.”

The NPPF goes on to outline sustainable development as being economic, social and environmental.

An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and requirements, including the provision of infrastructure.

The existing tourism use has proved not to be strong, or responsive and thereby does not contribute to a competitive economy. There has been very little or no take up of the tourist units, and the few times that they have been taken up, the use has resulted in complaints from existing neighbouring residential properties. Estate Agents have not been able to sell the properties on as there has not been any real take up of the use, and thereby do not provide a sound economic return for proposed purchasers.

Proposed other economic business uses are also being ignored by future purchasers because of their location and their format, and again because of the perceived non viable economic return. The few that have shown any interest, have been steered away, for various reasons, by Arun District Council.

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Evidence has been submitted with the submitted 'Supporting Statement' that clearly outlines the community's needs and support with regard to the local provision of health, social and cultural well-being. It is put forward that there is a strong requirement for housing in this location, which is within an existing enclave of residential properties. The housing will help support the needs of present and future generations of the village and it has already been clearly identified that the buildings provide a high quality built environment.

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The very action of converting existing buildings is considered to contribute to the protection and enhancement of our natural, built and historic environment, indeed, as the site is within a designated Conservation Area, their conversion together with a usable future use of the buildings, is considered to be imperative to safeguard the environmental contribution of the buildings. Currently the permitted use of the properties, do not satisfy the environmental role of the site.

Biodiversity of the site has been achieved by the very act of the conversion of the original farm buildings, by providing soft landscaping over the concrete mass that formerly existed. The act of retro fitting the buildings for their current use, saw the use of energy efficient materials, which in turn leads to a reduction in the need for heating etc. This thereby contributes to the continuation of mitigation and adaption to climate change and by deference a low carbon economy.

Para. 55 'To promote sustainable development ion rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.....'

There are clearly special circumstances in this instance. Firstly the buildings currently exist, and their current use has proven to not to be viable. The properties are nestled within an existing enclave of residential properties, thereby their inclusion would be an asset to the community. Further, the rural housing will benefit Arun DC housing stock for such areas, where normally it is difficult to provide new housing for the rural community. The submitted 'Supporting Statement' indicated services that would likely be supported by the change of use of these properties.

Para. 126 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- the desirability of new development making a positive contribution to local character and distinctiveness; and

- opportunities to draw on the contribution made by the historic environment to the character of the place.'

The 5no. properties are nestled within the centre of an existing residential community; within a designated Conservation Area; close to Listed Buildings; and buildings which contribute to the character and appearance of the area. Indeed, it is considered that the properties that form the application are themselves buildings which contribute to the character and appearance of the area.

It is believed that it is incumbent on the local planning authority to recognise the importance of these buildings together with the fact that the existing use, although considered at the time of the planning permissions, to be of an appropriate use within a rural area and within a designated Conservation Area, has indeed proved not to be the case. These reasons have been set out elsewhere within the application, namely within the 'Supporting Statement',

It must be desirable to retain these buildings as they are of traditional vernacular architectural style, and are sited close to buildings of importance. The buildings themselves making a positive contribution to local character and distinctiveness of Norton.

Planning Practice Guidance

The PPG, largely follows and references the existing NPPF, which has been responded to above.

Arun District Local Plan 2003 saved policies

GEN3, GEN7, AREA2, DEV2

GEN3 Protection of the Countryside

This policy states that permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v)

It is considered that the proposal does accord with criteria (v) of the policy, namely:- 'it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.'

Section 2 of the Local Plan includes policy **AREA 2**, states:- 'Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.'

The original applications to convert the former farm buildings did not receive an objection from the Conservation Officer (CO). Indeed the CO stated:- “ *These appear to be sensitive conversions with minimal new openings. I do not consider that the proposals will detract from the character or appearance of the Conservation Area, or its setting.*”

The Case Officer stated within the planning report:- *“ The proposal will make a positive contribution to the Conservation Area by bring back into use the barn on the front elevation with no significant alteration to the visual appearance of the building. The redundant buildings will become dilapidated over time if left. The manner of conversion of the buildings are also considered in keeping with the traditional agrarian design of the buildings. Therefore the conversion in accordance with national and local plan policies will be an enhancement to the area.”*

Other applications on the site have also not raised any CO or Conservation Area Advisory Committee objections.

In short, the reuse of the buildings makes a positive contribution to the character and appearance of the Conservation Area.

Policy **DEV2** is within **Section 3** of the Local Plan, which has a raft of criteria, and will need some time taken on it.

DEV2 Conversion of Rural Buildings for Residential Use

Proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless:-

- (i) either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of efforts which have been made; or, residential conversion is a subordinate part of a scheme for business re-use;
- (ii) the building is structurally sound, or permanent construction, and capable of conversion without rebuilding or significant alteration or extension;
- (iii) the resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. Particular regard will be given to the impact of any residential curtilage on the character of the countryside;
- (iv) where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and
- (v) the traffic to be generated by the new use can be safely accommodated by the site access and the local road system.

The proposal must minimise the amount of land to be used as residential curtilage.

A structural survey may be required to demonstrate that the building is capable of conversion.

Provision for bats and/or owls should be incorporated into the scheme.

Where necessary, planning conditions will be imposed removing relevant Permitted Development Rights under the General Permitted Development Order.

All large scale proposals must be accompanied by a landscape assessment.

Response

- (i) - Information has been submitted under the 'Supporting Statement' together with letters from the local Estate Agents stating that every attempt has been made to market the properties for not only the existing business but also for alternative business use, including offices. As can be read from the letters submitted with the application, the Estate Agents are of the professional opinion that the properties cannot be marketed for their existing or proposed use. Indeed, where there have been interested parties, these have been talked out of purchasing the properties by Arun District Council themselves. The properties are now deemed to be blighted.
- (ii) - The buildings have already been converted from the farm buildings to tourism, been found to be structurally sound.
- (iii) - By converting the buildings, the buildings have proved not to have an adverse effect on the rural character of the area, and they have shown themselves to be sympathetic to their setting in terms of form, bulk and visual design. The existing curtilages of the properties do not impact on the character of the countryside.
- (iv) - Whilst the buildings themselves are not listed, they are within a designated Conservation Area, where the CO on the original planning application stated that *"These appear to be sensitive conversions with minimal new openings..... I do not consider that the proposals will detract from the character or appearance of the Conservation Area, or its setting."*
- (v) - The traffic to be generated by the new use is not considered to be materially different from that of the existing use of tourism.

The proposal will have the same amount of land used as residential curtilage as the existing use.

See above re the structural survey.

2 no. bats boxes have been provided by the earlier permission. Although not within the application red edge site, an owl box was provided onto West Barn to the west.

Permitted development restrictions were imposed on the earlier permission.

It is thereby contended that the current proposal conforms with this policy and thereby satisfies policy GEN3

GEN7

It is postulated that this policy is largely superseded, but nevertheless attempts will be made to respond to it.

From the response above, in particular AREA2 and the Conservation Area, the buildings display high quality design and layout, being the original of both from the farm which was originally on the site.

No new buildings or significant extension or alterations are proposed with this application, which is purely for a change of use.

An analysis of the site and its immediate setting, together with its relationship with the environment, have been covered above and in the Supporting Statement.

The proposal makes efficient use of land and buildings being the existing layout from the original farm.

The density of the site will be much lower than the 30 dwellings per hectare stated within the policy, and will be some 25 dwellings per hectare.

It is clear, for reasons previously given, that the existing and thereby the proposed development responds positively to the characteristics and resources of the site. The area, the buildings, and the proposed use will respect and enhance local distinctiveness. Indeed, it is put forward within the Supporting Statement, that should permission not be forthcoming, the likely result would be that the buildings would inevitably cease to be maintained and would, in time, fall into disrepair, thereby having a negative impact on the Conservation Area, and the rural character and appearance of the locality, including the neighbouring residential properties.

It is considered that by re-using existing buildings, with residential as opposed to tourism, sustainable development is achieved, and the carbon footprint of the built environment will not be enlarged.

The change of use to residential will have a positive impact on the neighbouring residential properties, by having permanent occupancy the properties would be maintained, and the fear of crime from possible tourist occupants, or indeed, empty properties, would also be relieved.

There is no significant open or wooded areas to be retained.

There will be a status quo with regard to pedestrian and vehicles together with on site car parking.

The buildings are of a high standard of design and layout and the site has been visually improved over the original farm and farm yard. Indeed, many of the buildings were of poor construction and or design, and have been removed, along with the large quantity of concrete that formerly formed the areas between the buildings. Now there are grassed area, trees and shrubs, a great improvement to the visual amenities of the site.

It is considered that the proposal conforms with this policy.

Publication Version of the Local Plan – February 2014

Policy SD SP1 : Sustainable Development

It has been shown above, under the response to the NPPF guidelines on sustainability, that the proposal is considered to meet sustainable development criteria.

Policy C SP1 : Countryside

This policy is largely the same as GEN3 of the 2003 Local Plan, and has been responded to above.

Policy D SP1 : Design

It has been demonstrated above that the existing development is of good quality and demonstrates a high standard of design, being the original farm buildings of original vernacular architecture. The ultimate in sustainable design. The enclave of buildings makes a positive influence on the visual amenities of the designated Conservation Area, and enhances the existing neighbouring residential development. Converting the existing rural farm buildings to C3 residential, would significantly contribute to the efficient use of land, layout, landscape and its setting. Being an historic, existing built form, the properties form appropriate density, mix, scale, massing, materials, finish, architectural details particularly in relation to nearby existing residential development.

Policy D DM2 : Internal Space Standards

Easter Cottage

Policy Requirement for Single Storey 1 bedroom dwelling – 50 square metres General Internal Floor Area (GIA), Combined Kitchen/Living/Dining – 21 square metres; Double Bedroom – 12 square metres; Bathroom 3.6 square metres; Storage/Utility 1.5 square metres

Kitchen/Lounge/Diner/
 $8.55\text{m} \times 3.3\text{m} + 2.2\text{m} \times 1.6\text{m} + 2.2\text{m} \times 0.6\text{m} =$
 $28.215 + 3.52 + 1.32 =$
33.055 square metres

Bedroom
 $3.85\text{m} \times 3.2\text{m} =$
12.32 square metres

Bathroom
 $5.61\text{m} \times 2.55\text{m} =$
14.3055 square metres

Storage/Utility
 $3.5\text{m} \times 2.7\text{m} + 2.7\text{m} \times 2.7\text{m} =$
 $9.45 + 7.29 =$
16.74 square metres

Total = 76.3205 square metres

Norton Dairy

Policy Requirement for Single Storey 2 bedroom dwelling – 61 square metres GIA,
Kitchen/Lounge/Diner 25 square metres; Single Bedroom 8 square metres; Bathroom 4.4
+ 2.7 square metres; Storage/Utility 2 square metres.

Kitchen/Lounge/Diner
 $5.7\text{m} \times 3.8\text{m} + 2.4\text{m} \times 1.1\text{m} + 2.8\text{m} \times 1.2\text{m} =$
 $21.66 + 2.6 + 3.36 =$
27.66 square metres

Bedroom 1
 $3.3\text{m} \times 2.7\text{m} =$
8.91 square metres

En-suite to Bedroom 1
 $2.7\text{m} \times 2.2\text{m} =$
5.94 square metres

Bedroom 2
 $2.8\text{m} \times 2.8\text{m} =$
7.84 square metres

Bathroom
 $2.3\text{m} \times 1.6\text{m} =$
3.68 square metres

Storage/Utilities
 $2.85\text{m} \times 1.5\text{m} =$
4.275 square metres

Total = 58.305 square metres

Cart Barn

Policy Requirement for Single Storey 1 bedroom dwelling as per Easter Cottage.

Kitchen/Lounge/Diner
 $5.95\text{m} \times 5.4\text{m} + 2.2\text{m} \times 1.1\text{m} + 2.8\text{m} \times 1.3\text{m} +=$
 $32.13 + 2.42 + 3.64 =$
38.19 square metres

Bedroom
 $3.75\text{m} \times 3.1\text{m} =$
11.625 square metres

Bathroom
 $2.65 \times 1.3 =$
3.445 square metres

Storage
(Calculated as a circle for ease)
 $3.142\text{m} \times (1\text{m} \times 1\text{m}) =$
3.142 square metres

Total = 56.402 square metres

East Barn

Policy Requirement for Single Storey 2 bedroom dwelling as per Norton Dairy

Kitchen/Lounge/Diner
 $5.05\text{m} \times 4.4\text{m} + 8.9\text{m} \times 1.1\text{m} =$
 $24.2 + 9.79 =$
33.99 square metres

Bedroom 1 with En-Suite

4.25m x 3.8m =

16.15 square metres

Bedroom 2 with En-Suite

4.25m x 3.8m =

16.15 square metres

Storage

2m x 0.8m =

2.6 square metres

Total = 68.89 square metres

The Old Stables

Policy Requirement for Single Storey 1 bedroom dwelling as per Norton Dairy

Kitchen/Lounge/Diner

4.3m x 3.45m + 5.1m x 1.1m =

14.835 + 5.61 =

20.445 square metres

Bedroom

3.7m x 3.4m =

12.58 square metres

Bathroom

2.2m x 2m =

4.4 square metres

Study

2.9m x 2.2m =

6.38 square metres

Storage

6.5m x 1.2m =

7.8 square metres

Total = 51.605 square metres

It is considered that these dimensions generally accord with the policy and are totally acceptable for converted vernacular farm buildings into single dwelling living.

(NB – the figures given in the table within the Publication Version of the Local Plan are not understood as they do not add up themselves to the required figures e.g. for the single storey 1 bedroom dwelling the combined kitchen/living/dining is 23; the double bedroom is 12; the bathroom is 4.4 and the storage is 1 making a total of 40.4 square metres not the 50 GIA and the same problem arises for the single storey 2 bedroom dwelling)

Policy D DM3 External Space Standards

Easter Cottage

Semi-detached property – Garden amenity, excluding car parking area:-
 $16.4\text{m} \times 10.8\text{m} + 16.6\text{m} \times 3.4\text{m} =$
 $177.12 + 56.44 =$
233.56 square metres

Norton Dairy

Semi-detached property – Garden amenity, excluding car parking areas:-
 $10.6\text{m} \times 5.8\text{m} + 8\text{m} \times 3\text{m} + 2(6\text{m} \times 4\text{m}) + 7\text{m} \times 4\text{m} =$
 $61.48 + 24 + 12 + 28 =$
125.48 square metres

Cart Barn

Detached property – Garden amenity, excluding car parking area:-
 $22\text{m} \times 8\text{m} + 12\text{m} \times 10\text{m} + 11.4\text{m} \times 9\text{m} =$
 $176 + 120 + 102.6 =$
398.6 square metres

East Barn

Detached property – Garden amenity, excluding car parking area:-
 $7.3\text{m} \times 3.8\text{m} + 13.5\text{m} \times 1.2\text{m} + 3\text{m} \times 3\text{m} =$
 $27.74 + 16.2 + 9 =$
52.94 square metres

The Old Stables

Detached property – Garden amenity, excluding drive and car parking areas:-
 $17.5\text{m} \times 10\text{m} =$
175 square metres

Although East Barn does not meet the new policy standard for amenity area, it was deemed adequate and indeed, it is still a larger area than the policy requirement for a terraced property.

Policy ECC SP2 Energy and climate change mitigation

When the former farm buildings were converted to tourism, they were retro fitted with energy efficiency measures/materials, in order for the conversions to offer thermally efficient capability.

Policy HER SP1 The Historic Environment

As stated before, the site is within a designated Conservation Area. Although the buildings are not listed, the historic reference of the buildings, i.e. they have been in situ for a significant number of years, linked with the the fact that they are with a designated Conservation Area, and are within close proximity to Listed Buildings together with other buildings which contribute to the character and appearance of the area, make them a positive contribution to the historic environment of the locality.

By approving the proposed use, the Council would be acting pro-actively in accordance with this policy which seeks to protect heritage assets.

Policy HER DM3 Conservation Areas

A site visit will clearly indicate that the properties retain the qualities of the streetscape of the area; they have been sensitively converted, and used appropriate materials for their conversion; they are sympathetic in scale, form and detailing and retain and emphasise the features and qualities of the existing buildings; they visually relate to the character and appearance of the designated Conservation Area.

Summary

It has been demonstrated that the proposal in fact largely complies with relevant development plan policies. The conversion of the former farm buildings make a positive contribute to the visual amenities of the area and the designated Conservation Area, together with nearby Listed Buildings.

All effort has been taken to endeavour to run the tourist use as businesses of going concern, but, through no fault of the owners, the use has had very little or no take up, and thereby have not been able to achieve an economic going concern. Documentary evidence has been submitted from various Estate Agents, which clearly identifies that not only the tourist use, but alternative commercial uses, are not viable in this location.

The proposed use as C3 Residential is considered not to result in demonstrable harm to the existing residential neighbours, or indeed the designated Conservation Area. The use would be an appropriate use of the buildings, particularly as they are nestled within an enclave of existing residential dwellings, and will form an active part of the residential community.