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Development & Planning Consultant

STATEMENT OF COMMON GROUND

Appeal Ref: APP/C3810/W/15/3005380

Date of Hearing: Not known

Site Address: Easter Cottage, Norton Dairy, Cart Barn, East Barn, & The Old Stables, Old Dairy Lane, Norton, West Sussex. PO20 3AF

Description of Development: Change of use from 5 no. tourist units to 5 no. residential units (C3 Dwelling).

Appellants: Mrs Sally Kavanagh; Mr Ian Lissamore; Mr & Mrs Milne; Mr & Mrs Stephens; and Mrs F Newman.

Local Planning Authority: Arun District Council

Arun DC Ref: AL/26/14

This Statement of Common Ground (SoCG) relates to an application made by a group of 5 no. applicants to the Arun District Council for the above proposal.

'A statement of common ground is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree. As well as identifying matters which are not in real dispute, it may also be useful for a statement to identify areas where agreement has not been reached. The statement should include references to show where those matters are dealt with in the written representations or other documentary evidence.'

SoCGs are a useful and established means of ensuring that the evidence provided at examination focuses on the material differences between the appellant(s) and the LPA.

This statement highlights the following areas of common ground:

1. Full time residential occupiers will contribute a greater amount to the local community.

Evidence: ADC Planning Application Report - DC Committee 30th July 2014 page 35.

2. WSCC agree that there would not be an intensification of use and raise no issue, and are satisfied that the use will have no bearing on the existing access, visibility or ability to turn within the site. If approved, a condition requiring that within 6 months of the date of the permission, a plan shall be submitted to and approved by the LPA in conjunction with WSCC Highways which shows one additional car parking space to the existing 9 car parking spaces. The additional parking space shall be provided in accordance with the approved details and then retained along with the other 9 spaces for their intended use.

Evidence: ADC Planning Application Report – DC Committee 30th July 2014 page 37.

3. The change of use will not have a detrimental impact upon the designated Norton Conservation Area.

Evidence: ADC Planning Application Report – DC Committee 30th July 2014 page 37.

4. DEV2 – Second Criteria complied with : All the five buildings are considered to be in a good state of repair and are structurally sound. They are already capable of being lived in.

Evidence: ADC Planning Application Report – DC Committee 30th July 2014 page 42.

5. DEV2 – Third Criteria complied with : The buildings 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.

As noted above, no changes are proposed to the buildings or to the curtilage of the existing buildings. On this basis, it is considered that this criteria is complied with.

Evidence: ADC Planning Application Report – DC Committee 30th July 2014 page 42.

6. DEV2 – Fourth Criteria complied with : Where the buildings are 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.

The majority of the site is within a designated Conservation Area. The only change is in respect of the use. Indeed it may actually enhance the conservation area by strengthening the local community and the sense of ownership of the site.

Evidence: ADC Planning Application Report – DC Committee 30th July 2014 page 42.

7. DEV2 – Fifth Criteria complied with : Resultant traffic should be safely accommodated by the site access and the central road system.

County Highways are clear in their view that subject to a condition to ensure the retention of parking facilities, that there are no highway issues with the proposal.

Evidence: ADC Planning Application Report – DC Committee 30th July 2014 page 43.

8. Internal & External Space Standards (Policies D DM2 7 D DM3) The proposed change of use is largely considered to meet the policies. It is not considered that an objection should be made.

Evidence: ADC Planning Application Report – DC Committee 30th July 2014 page 43.

9. Affordable Housing: As only 5 no. units, there is now no requirement to provide affordable housing financial contributions for this number of units.

Evidence: Central Governments recent legislation changes regarding Affordable Housing to start at 11 no. units and more.

Summary of above.

Full time occupancy will contribute a greater amount to the local community. (1)

The change of use will have no bearing on the existing access, visibility or ability to turn within the site. (2)

If approved a condition requiring one additional car parking space be provided on site. (2)

The change of use will not have a detrimental impact upon the designated Conservation Area. (3)

The change of use will enhance the Conservation Area by strengthening the local community and sense of ownership of the site. (6)

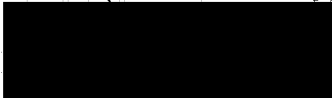
Change of use accords with highlighted points of policy DEV2. (4, 5, 6, 7)

The room sizes, garden sizes, will raise no objections. (8)

No affordable homes financial contribution required. (9)

Specific grounds not in agreement between the appellant and the LPA relate purely to the continued retention of the tourism use.

Signed on behalf of Appellants



Date 09/04/2015

Position

Development & Planning
Consultant

Signed on behalf of Local Planning Authority



Date 09/04/15

Position

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