HENRY ADAMS

PLANNING STATEMENT

OUTLINE APPLICATION REPLACEMENT 2 NO. MOBILE HOMES AND DEMOLITION OF EXISITNG RESIDENTIAL ANNEXE BY MEANS OF THE CONVERSION AND CHANGE OF USE OF EXISITNG BARN AND STABLES TO 3 NO. DWELLINGS AND ASSOCIATED CAR PARKING

WOODGATE CENTRE, OAK TREE LANE, ALDINGBOURNE

1. BACKGROUND

1.01 The planning application proposal seeks to replace existing established dwellings situated at the Woodgate Centre with replacement dwellings comprising conversion and reconfiguration of existing former agricultural buildings as delineated in the planning application.

1.02 The existing dwellings comprise two no. mobile homes which benefit from Certificates of Lawfulness ref: AL/78/07/CLE and AL/100/93/CLE and the residential annexe attached to Ryfield Bungalow which also benefits from a Certificate of Lawfulness ref: AL/54/08/CLE as a single independent dwelling house.

1.03 The properties benefiting from the Certificates of Lawfulness are located in sporadic positions within the farm complex and the proposal seeks to replace them and relocate them by means of the conversion and reconfiguration of existing, now redundant, buildings within the original farm complex.

1.04 The rationalisation of housing on the site through the conversion of existing buildings is advocated by guidance contained within Planning Policy Statement 7 and policies contained within the Arun District Local Plan.

2. NATIONAL PLANNING GUIDANCE

2.01 The planning application proposal seeks to replacement existing housing established on the site through the use and conversion of former agricultural buildings. The principle of residential development comprising 3 no. dwellings has already been established.

2.02 PPS7: Sustainable Development in Rural Areas, encourages Local Planning Authorities to reuse appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives prior to considering the erection of new buildings.

2.03 The policy guidance confirms that residential conversions maybe acceptable in certain circumstances and it is contended that an acceptable circumstance comprises the provision of a replacement dwelling.

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3. LOCAL DEVELOPMENT PLAN CONSIDERATIONS – THE ARUN DISTRICT LOCAL PLAN 2003

3.01 There are no specific policies contained within the Local Plan which set out the criteria against which replacement dwellings in the countryside should be assessed against.

3.02 Policy DEV2 however deals with the conversion of rural buildings for residential use and attached to that policy are criteria relating to the acceptability of conversion.

3.03 It is considered that the planning application proposal has compliance with the criteria in that the existing buildings are structurally sound and capable of conversion without rebuilding or significant alteration or extension as demonstrated on the submitted plans.

3.04 The buildings will not adversely affect the rural character of the area, especially as they sit within the brownfield former farmyard area and not in a perceived countryside location.

3.05 Traffic generation will not be increased through the proposal and therefore there will be no impact upon highway safety or the local road system.

3.06 It is therefore concluded that the application proposal is compliant with both relevant National Guidance and Local Development Plan Policy considerations.

Our Ref: AR53/AG

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