

Rowemount Barn Conversion Design and Access Statement

The Proposed Plan

This planning application is to convert a small barn at Rowemount, one of two barns, into a small single storey 2 bed holiday cottage with no exterior alterations except for windows and doors. The conversion is to satisfy the high demand for holiday accommodation in this area.

The Planning Merits of the Proposal

The site lies outside the built up area boundary of Westergate in the village of Aldingbourne. It is not within the AONB or any local gap and has no ecological or other particular designation.

Saved policy GEN 3 of The Arun District Local Plan 2003 seeks to safeguard the countryside for its own sake and not to permit development unless it is for, inter alia, the diversification of the rural economy. This proposal meets that condition (GEN 3(iii)).

Saved policy DEV 1 allows the conversion of rural buildings for business use subject to five criteria. This proposal meets those criteria as follows:

- (i) the building is structurally sound, of permanent construction, capable of conversion without rebuilding or significant alteration or extension. A structural survey will not be required given the age of the building.
- (ii) The resulting building and its use as holiday accommodation will not have an adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated. The proposed unit is the smallest (2 bedrooms) likely to be viable and the location is not remote.
- (iii) The building is single storey, will not be enlarged, and the necessary alterations to the elevations will not be discernable in the wider context.
- (iv) The building has no heritage significance.
- (v) The traffic to be generated by the proposed use is likely to be seasonal and can be safely accommodated by the local road system.

There are no bats or owls in the existing building.

Current Use

Rowemount has 2 barns which can be seen on the Ordinance survey 1:2500 map and which are shown as Barn 1 and Barn 2. Planning permission is sought for Barn 1.

Barn 1, which is built of handmade brick with a handmade tile pitched roof, is split into a tool store and 2 garages at the front, and a back section with a flat roof. It was an agricultural building but is now used for domestic garden purposes.

Barn 2 which is timber clad, was a farm office and workshop and is now a home office as the farm has been sold.

Westmount Barn Conversion Design and Access Statement

The Proposed Site

The planning application is to convert a small barn at Westmount, one of two barns, into a small single storey 3 bed holiday cottage with no external alterations, a door for windows and a door. The conversion is to satisfy the high demand for holiday accommodation in this area.

The Planning Details of the Proposal

The site lies outside the built up area boundary of Westgate in the village of Ainsted. It is not within the AONB or any local plan and has no ecological or other particular designations.

Save Policy GEN 3 of The Arun District Local Plan 2003 seeks to safeguard the countryside for its own sake and not to permit development which is not in the public interest or the division of the rural economy. The proposal meets that condition (GEN 3.1.1).

Save Policy DEV 1 allows the conversion of rural buildings for business use subject to five criteria. The proposal meets these criteria as follows:

- (i) The building is structurally sound, of permanent construction, capable of conversion without requiring or a significant alteration or extension. A structural survey will not be required given the age of the building.
- (ii) The resulting building and its use as holiday accommodation will not have an adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated. The proposed unit is the smallest (2 bedrooms) likely to be viable and the location is not remote.
- (iii) The building is single storey, will not be enlarged, and the necessary alterations to the divisions will not be discernable in the wider context.
- (iv) The building has no heritage significance.
- (v) The traffic to be generated by the proposed use is likely to be seasonal and can be safely accommodated by the local road system.

There are no data or data in the existing planning

Joint of Use

Westmount has 2 barns which can be seen on the Ordnance survey 1:2500 map and which are shown as Barn 1 and Barn 2. Planning permission is sought for Barn 1.

Barn 1, which is built of rammed brick with a rammed the pitched roof is split into a front and 2 parts at the front and a back section with a flat roof. It was an agricultural building but is now used for domestic garden purposes.

The barn is timber clad, was a farm office and workshop and is now a home. The barn has been sold.

Landscape and woodland

The barns are not visible from the road or public footpaths as they are screened by hedges and woodland planted by the current owners over 20 years ago. The whole site is very flat as it is on the Sussex plain.

Design

There will be no alteration to the building except for white painted windows and doors, largely where there are existing garage doors. Any brickwork, which will be very minor, will use matching handmade bricks.

Access

Access is by a 4 metre wide tarmac drive which is the drive to the main house Rowemount. The access onto Hook Lane has sight lines of 40 metres in each direction. There is plenty of parking in the yard in front of the barn.

Sustainability Transport

It is expected that the holiday tenants will remain mainly on site to enjoy the 8 acres of gardens and woodland, 2 tennis courts and swimming pool. Therefore there should be only one or two traffic movements a day, mainly at off peak times. There is a very good shop at the end of Hook Lane for basic holiday groceries and a public footpath runs directly from the south of the site to the northern end of Westergate Village with its wider range of amenities. It is hoped that visitors will make a small but significant contribution to the local economy, as well as visiting the better known attractions in the wider area.

The flat landscape lends itself to cycling and bicycles will be provided for the visitors.

Sustainability Energy Efficiency

The heating and hot water will be mainly by a wood burning stove using the plentiful on site timber. It is a small southfacing building sheltered by walls and hedges and with the modern insulation will not use much energy. In summer, solar panels will provide most of the hot water. These will be on the southfacing pitched roof.

Landscaping and Woodland

The barns are not visible from the road or public footpaths as they are screened by hedges and woodland planted by the current owners over 20 years ago. The whole site is very flat as it is on the Sussex plain.

Design

There will be no alteration to the building except for white painted windows and doors, largely where there are existing garage doors. Any brickwork, which will be very minor, will use matching handmade bricks.

Access

Access is by a 4 metre wide farm drive which is the drive to the main house Rowmout. The access onto Hook Lane has eight lines of 40 metres in each direction. There is plenty of parking in the yard in front of the barn.

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