

Planning, Design and Access Statement

Site: Paddocks, Days Lane, Fontwell, BN18 0TA

Proposal: Part Change of use from C3 residential dwellinghouse to Class E ancillary office space, change of use of former garage building to Use Class F1 and the alterations to the buildings including roof extension of the main building in order to allow increase in capacity for children of up to 10 and staff up to 6 of the specialist childrens school at the Coach House.

On behalf of Amicus Community
April 2022



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1. Introduction

- 1.1. Henry Adams LLP act on behalf of Amicus Community in respect of this application for part Change of Use of existing residential dwelling to office space associated with the existing school. Additionally, change of use of the former garage building to use class F1, comprising of dining/meeting room, kitchen, classrooms and offices associated with the adjoining specialist school.
- 1.2. This Statement sets out the relevant background for the determination of this planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations. The statement incorporates the following:
 - Transport and Parking Assessment
 - Arboriculture Assessment & Method Statement
- 1.3. This application follows from previous permission AL/62/21/PL and seeks to amend identified errors in the Decision Notice which was issued. These have been discussed with Daniel Vick, and he is aware of this re-submission. In addition this application seeks to provide further information in order to remove the necessity for previously imposed conditions. The permission broadly seeks to:
 - Correct the errors in the previous permission, mainly to reintroduce 'Part Change of Use' into the application description.
 - Provide details within the proposal to avoid some conditions
 - Ensure that the site use class plans are approved within the permission, to avoid the imposition of incorrect conditions e.g Condition 10 of AL/62/21/PL.

However, as it can be seen, the proposal itself remains the same as previously approved application AL/62/21/PL, aside from the additional information provided.

- 1.4. The proposals have been informed by the policies within the National Planning Policy Framework (NPPF), Arun Local Plan, Aldingbourne Neighbourhood Plan and supplementary planning documents.

2. Site and Surroundings

- 2.1 The Site comprises 5,036m², within the parish of Aldingbourne. The building exists as a residential dwelling. The building is a detached dwelling, utilising a mixture of materials including brickwork, render and tile hanging. The other building exists as a garage, constructed of similar materials.
- 2.2 The area is largely rural in its character as the application site is bordered by dwellings which are set within large plots. Furthermore, the application site is within close proximity to the boundary with the South Downs National Park.

- 2.3 Days Lane is a D class highway, subject to a 30mph speed limit. The road is unlit, with no pavements. Due to the nature of the road (as being a dead end) the vehicle speeds along this road are likely very low.
- 2.4 In terms of connectivity, there are bus stops within the area which provide services into Arundel. However, the Transport Statement concludes that there is little increase in regular vehicular movements associated with the proposal. Any impact on vehicular movements is considered to have an immaterial impact on the local highway network.
- 2.5 Days Lane, and by extension, the application site is located outside of the built-up area boundary.

Site & Surrounds Planning History

- 2.6 This application follows on from previously approved application AL/62/21/PL. The description of this application as submitted was:

"Part change of use from C3 residential dwellinghouse to Class E ancillary office space (ancillary to school) and Change of Use of former garage building to Use Class F1, associated with existing school."

However, when the application was approved, the description as issued was:

"Change of use from C3 residential dwellinghouse to Class E ancillary office space, change of use of former garage building to Use Class F1 and the alterations to the buildings including roof extension of the main building in order to allow the increase in capacity for children of up to 10 and staff up to 6 of the specialist children's school at the Coach House."

Therefore, to allow for the school funding to be received from the relevant bodies, and allow for proper Ofsted Registration, this needs to be corrected to reflect the fact that the majority of the building will remain in C3 use.

3. Application proposals

- 3.1 The proposal comprises a submission for the change of use of elements of the existing residential dwelling to create offices ancillary to the existing school. The alterations associated with this change are primarily internal which is considered to mitigate any significant harm to the character of the locality. Minor external alterations have been proposed to the buildings, however, these have been kept to a minimum in order to respect the character of the area. In respect of the main house, these relate to the construction of two dormers and the installation of first floor windows/rooflights.
- 3.2 Another element of the application relates to the conversion of the former garage, which is proposed for conversion to create meeting and dining space, office, classrooms and kitchen associated with the adjoining school. Externally, these alterations relate to changes to fenestration at ground floor level.

- 3.3 The main external alterations to the application site relates to the parking area, in that it is considered that there is an increase in necessary parking provision generated by the staff serving the proposal.
- 3.4 As is clear from reading the proposal, the planning application proposes necessary alterations to the buildings in order to allow for the continued use of the specialist children's school.
- 3.5 The proposal will result in a staff increase of up to 6 people, and an increase in capacity for children of up to 10.

4. Planning Policy

- 4.1 The Planning policies of relevance to this application are summarised in the list below:

Arun District Local Plan 2011-2031 (ADLP) (2018)

- C SP1 - Countryside
- SD SP2 - Built-Up Area Boundary
- D DM1 - Aspects of Form and Design Quality
- D DM4 - Extensions and Alterations to Existing Buildings
- T SP1 - Transport and Development

Aldingbourne Neighbourhood Plan

- H1 - Quality of Design
- EH1 - Built Up Area Boundary
- GA3 - Parking and New Development

National Planning Policy Framework and Guidance

- 4.2 At national level, the National Planning Policy Framework (NPPF) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications assessed. It is a material consideration that carries substantial weight.
- 4.3 Paragraph 83 of the NPPF relates to the establishment of a prosperous rural economy, which includes provision for expansion of existing business in rural areas through the conversion of existing buildings.
- 4.4 Paragraph 127 sets out criteria for the establishment of well-designed places. Part (c) of this paragraph relates to the proposal being sympathetic to local character and histories including the landscape setting.

5. Scheme Assessment

- 5.1. This section sets out the merits of the scheme and its general compliance with national and local planning policy.

Principle of Development

- 5.2. The key policies within the Arun District Council Local Plan are C SP1 and SD SP2. The proposal is located outside of the Built-Up Area Boundary as defined within this document. However, the proposal cannot be considered to result in any harmful impact upon the intrinsic character and beauty of the countryside as a result of the internal nature of the alterations.
- 5.3. Additionally, the proposed changes of use are associated with and considered ancillary to the existing uses of the adjacent site as a school and they are not considered to result in an over intensification of the use of the plot. Therefore, the applicants would be content to have the proposed uses to be conditioned as ancillary uses serving the school, if it were to be felt necessary.

Design

- 5.4. The proposal primarily relates to internal works, with the majority of the external works relating to an enlarged parking area (which would not require permission if the site was to stay in residential use). Minor external alterations have been proposed to the buildings, however, these have been kept to a minimum in order to respect the character of the area. Relating to the garage, these alterations relate to changes to fenestration at ground floor level. In respect of the main house, these relate to the construction of two dormers and the installation of first floor windows/rooflights.
- 5.5. The external area of development has been sensitively designed to reduce any harmful impact upon the site, as the parking area seeks to retain an existing wall/planter area between proposed bays of 3 car parking spaces.
- 5.6. Furthermore, boundary planting is proposed to surround the created spaces in order to mitigate any harmful impact of the vehicle parking upon the verdant garden area directly to the North of the driveway.

Highway Safety

- 5.7. The proposal is submitted accompanied with a Transport Statement to demonstrate the lack of significant impact the proposal will have on the highway network of the surrounding locality. Steps have been taken to accommodate the necessary parking provision within the North-Eastern area of the site, as it is felt that any further intensification of the use of the Southern access of the site may give rise to potential highway concerns along the A27. The site is not considered to generate any additional demand when compared to its existing use as residential dwelling.

Consideration of Conditions

- 5.8. The following conditions which were applied to previous planning permission reference AL/62/21/PL have been considered as part of this re-submission and are addressed as follows:

Previous application condition number	Condition detail	Resolution
Condition 4	<i>"Prior to the occupation of the buildings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved use shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition."</i>	With advice from an electrician, a car charge point will be positioned on the front wall of the garage. This is indicated on "Site Plan – Proposed - 203095/015". The approval of this plan will require the EV point to be provided and a separate condition is not required.
Condition 8	<i>"No development above damp proof course level (DPC) shall take place until proposals have been submitted to increase the biodiversity of the site. Any trees and shrubs specified should be at a size which allows instant impact, but which will establish and mature as the site develops. Landscape details will be required to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting. The details so approved shall be implemented prior to the occupation of the development."</i>	Advice has been sought on biodiversity and 3 no. bat boxes and 3 no. bird boxes are proposed in various locations across the site as shown on "Site Plan – Proposed - 203095/015" The approval of this plan will require the features to be provided and a separate condition is not required.
Condition 9	<i>"Prior to its installation, full details of any external lighting together with their mechanisms and timings of operation shall be submitted to and approved in writing by the Local Planning Authority. The use of timed black out blinds and/or low transmission glazing is required for all roof lights due to the biodiversity sensitivities of the site and not disturb or harm wildlife."</i>	The details are shown on "Site Plan – Proposed - 203095/015" and includes external light positions, their type and provision of timers along with positions of skylights and the provision of timed blackout blinds. These will be required as the plan will be listed as an approved plan.

6. Conclusion

- 6.1. This statement has been prepared in support of the application for part change of use of residential dwelling and change of use of the garage building.
- 6.2. The proposed works are considered to have a no significant impact upon the character of the existing dwelling and its locality, and as such, is considered to accord with D DM1 of the Arun Local Plan.
- 6.3. The proposed works are considered to demonstrate a lack of harmful impact upon the local highway, and local parking networks. As such, the proposal is considered to accord with the relevant criteria of Policy T SP1.

- 6.4. The proposed Changes of Use are considered necessary to support the existing use of the building as a specialist children's school. As such, the proposal is considered to accord with C SP1(d) of the Arun Local Plan and Paragraph 83 of the NPPF, in that the proposal can be considered to be sustainable development within a countryside location, and also provides jobs for people within the vicinity of the site.
- 6.5. Furthermore, it is hoped that the additional information provided will remove the requirement for some of the previously imposed conditions.
- 6.6. As such, we respectfully request that the application for Changes of Use is approved.