

Recommendation Report for Planning Permission

REF NO: AL/64/17/PL

LOCATION: White Mill House
Days Lane
Aldingbourne

PROPOSAL: Change of use of rear part of house to provide 5no B&B rooms

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The change of use concerns existing ground floor accommodation comprising of two bedrooms, home cinema, corridor and inside pool. All bedrooms have en-suite bedrooms. 5 parking spaces will be allocated adjacent to the accommodation. No external alterations.

SITE AREA

0.1 hectares.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A.

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Tree frontage and 2 metre high gates to road and mature trees/hedge to side and rear boundaries.

SITE CHARACTERISTICS

Detached two storey property occupying a plot of approximately 1.73ha. Main building thought to date from circa. 1700 faced in cream render with clay tiled roof and timber casement windows. Single storey flint faced additions/extensions to rear, incorporating single storey link extension with black shiplap elevations, glazing and clock tower. Clay roof tiles. There is an existing 4 bay garage/store building and a timber shed at the western end of the site.

CHARACTER OF LOCALITY

Predominantly rural characterised by paddocks directly opposite the site to the east and some detached dwellings in large plots of varying design fronting roads of low density.

RELEVANT SITE HISTORY

AL/100/88

Change of use from private residential to

ApproveConditionally

report

	guest house with 2 storey extension for dining room & ensuite bedroom & connection to main road sewer	07-11-1988
AL/66/91	Proposed renovation, conversion and extensions to existing outbuildings for 6no.additional guest rooms and 1no.staff room,reception and office.(Resubmission following AL/31/91).	ApproveConditionally 20-05-1992
AL/3/93	Proposed garages/carports and workshop	ApproveConditionally 12-03-1993
AL/20/93	Proposed tank housing to flat roof linking existing house to barn conversion. Amendment to AL/66/91	ApproveConditionally 17-05-1993
AL/50/98/	Single storey extension at rear.	ApproveConditionally 09-11-1998
AL/46/07/	Proposed renovation of existing out buildings and proposed new link block from main house.	ApproveConditionally 13-07-2007
AL/46/12/	Single storey extension to north side of house	ApproveConditionally 07-06-2012
AL/100/12/NMA	Application for a non-material amendment following a grant of planning permission AL/46/12 to change finish of external walls from painted render to black stained weatherboarding.	Approve 19-09-2012
AL/104/15/HH	Outbuilding to provide garaging & store	ApproveConditionally 10-12-2015

It is noted that the site was previously permitted to be a guesthouse under AL/100/88. It is not known whether this was implemented.

REPRESENTATIONS

Representations received:

None.

Comments on Representations received:

N/A.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)
Environmental Health
Economic Regeneration

Consultations responses received:

SOUTHERN WATER - Request an informative regarding foul sewer connections.

ADC ENVIRONMENTAL HEALTH - No objections or comments.

ADC ECONOMIC DEVELOPMENT - No response.

ADC DRAINAGE ENGINEERS - No response.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Outside Built Up Area Boundary; and
PD Restriction.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN3 GEN7	Protection of the Countryside The Form of New Development
Publication Version of the Local Plan (October 2014):		C SP1 Countryside D DM1 Aspects of Form and Design Quality SD SP1 Sustainable Development TOU DM1 Tourism Related Development
Aldingbourne Neighbourhood Plan 2016 POLICY EH1		Resist development outside
Aldingbourne Neighbourhood Plan 2016 POLICY GA3		Parking and new development
Aldingbourne Neighbourhood Plan 2016 POLICY EE6		Sustainable recreation and tourism activities

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-

2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The relevant policies of the Aldingbourne Neighbourhood Plan have been taken into account in determining this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that policy EE6 of the Aldingbourne Neighbourhood Plan allows for new tourist facilities within the area. Furthermore, the proposal would not have a materially adverse effect on the visual amenities of the locality or the residential amenities of nearby adjoining properties and would not have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The site is in a countryside location outside the built-up area boundary where the principle of development is generally considered to be unacceptable. Aldingbourne Neighbourhood Development Plan (ANDP) policy EH1 states that:

"Proposals for development outside of the built-up area boundary, that do not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available."

However, policy EE6 is supportive of development proposals that provide facilities for tourist activities. The policy lists the following 4 criteria:

- (1) the siting, scale and design respects the character of the surrounding area, including any historic and natural assets;
- (2) the local road network is capable of accommodating the additional traffic movements;
- (3) adequate parking is provided on the site;
- (4) the proposal conforms with other policies of the Development Plan.

It is not considered that (1) is not relevant given that the application is for part conversion of an existing residential dwelling - and that the part to be converted is relatively modern. In respect of (2), the site is only a short distance from the A27, a major trunk route through the district. The site also has a large area of hardstanding/courtyard parking such that parking can be provided without harming the parking available to the dwelling itself. Conformity with other policies is discussed below.

It is also noted that the postamble to policy EE6 states that "The Parish has a number of large caravan parks but relatively little other tourist accommodation." Holiday accommodation is considered to be an appropriate rural land use and its location in such areas will make the accommodation attractive to tourists who desire a quiet holiday with easy access to rural based leisure activities such as walking and cycling.

It is also important to consider paragraph 28 of the National Planning Policy Framework (NPPF) which states that: "To promote a strong rural economy, local and neighbourhood plans should: (3) support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside."

Finally, there is support within policy TOU DM1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications which is not yet part of the development plan but is considered to carry moderate weight at this time. This states that visitor accommodation outside of the built up area boundary should be small-scale and relate to quiet, informal recreation and enjoyment of Arun's countryside. Development should also demonstrate that it is sensitively designed to minimise potential impacts on the countryside. The proposal is considered to be small scale and

given it will be located within an existing building, will minimise impacts on the countryside.

VISUAL & RESIDENTIAL AMENITY:

It is not considered that the change in the use of part of the building will result in any visual harm particularly as there are no proposed external changes. There will be a potential increase in the number of cars parked within the grounds but this will not be apparent other than from within the site.

HIGHWAYS & PARKING:

It is not considered that the change of use will have a noticeable impact on traffic movements on local roads. The site also benefits from plentiful off-street parking.

CONCLUSION:

The proposal is considered to comply with the Aldingbourne Neighbourhood Development Plan and also benefits from support from both the emerging Local Plan and the NPPF. The introduction of B&B accommodation to this site will provide a benefit to the local economy and will not result in any harm to the character of the area, to highway safety or to the amenity of nearby residential properties. It is therefore recommended that the application be approved subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Sheet 1 - Location Plan;
Sheet 2A - Block Plan;
Sheet 3A - Site Plan; and
Sheet 5 - Proposed Floor Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 4 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.