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Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development*

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

*Development is not permitted where the proposed change of use would result in more than 3 dwellinghouses that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit" (which means agricultural land occupied as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin). Development is not permitted where the building is listed, the site is or contains a scheduled monument, is located on Article 1(5) land, or in a site of special scientific interest, a safety hazard area or a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Mr	First name:	James
Last name:	Langmead		
Company (optional):	Sack Lane Farm		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	Basing Park		
Address 2:	Privett		
Address 3:			
Town:	Alton		
County:	Hampshire		
Country:			
Postcode:	GU34 3NS		

2. Agent Name and Address

Title:	Mrs	First name:	Liz
Last name:	Lawrence		
Company (optional):	Elizabeth Lawrence Ltd		
Unit:		House number:	
		House suffix:	
House name:	Woodend		
Address 1:	Water lane		
Address 2:			
Address 3:			
Town:	Storrington		
County:	West Sussex		
Country:			
Postcode:	RH20 3LY		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	Sack lane Dairy				
Address 1:	Sack Lane				
Address 2:	Lidsey				
Address 3:					
Town:	Bognor Regis				
County:	West Sussex				
Postcode:	PO22 9PE				

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building immediately before 20th March 2013 or the last use before that date?

Agriculture

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY)

Please provide details of its use since it was brought into use:

N/A

Is the site currently occupied under an agricultural tenancy agreement? Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use? Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

What is the total number of proposed dwellinghouses that will be developed within the established agricultural unit (including the number of dwellinghouses already developed under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)?

Please specify (including any floor space that has already changed use to a dwellinghouse under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564):

The cumulative floor area of building which is proposed to change use:

The cumulative area of land within its curtilage which is proposed to change use:

4. Description of proposal (Continued)

Please describe the proposed development, including relevant information on the siting and location of the building:

The buildings are located towards the eastern end of Sack lane, which is characterized by a mixture of dwellings and farm buildings. To the south and north large areas of land have been identified through the Local Plan system for major housing and other development including a new road. Access to Sack lane is off the A29 which is due to be improved and forms part of the strategic road network. The A29 is a main bus route between Bognor Regis and the five villages.

The barn was used as an integral part of Sack Lane Dairy which closed down a few years ago. It is a solid and traditional flint and brick built barn that is now totally redundant.

The proposal is to provide two family dwellings, which would be rented out by the farm to supplement the farms income and provide a home for two local families. The farm is not looking to sell the barns once they are converted. The existing yard area would provide parking and garden area to serve the dwellings.

Please give any relevant information on transport and highways, noise, contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

The barn is accessed via Sack Lane, which itself has access directly onto the A29. The A29 is due to be improved and is part of the strategic road network. It forms one of the main bus routes between Bognor Regis, Chichester and the five villages and bus stops are located at the western end of Sack lane. Neither Sack Lane, nor the A29 would need to be altered or improved as a result of the proposed scheme. Two on site parking spaces, with on-site turning facilities are proposed to serve the dwellings.

The barn is located close to existing dwellings and the scheme would not result in any issues regarding noise for the existing or proposed residents.

The barn is not located in an area at risk of flooding and the proposal will not increase the risk of flooding elsewhere.

The past use of the barn raises no contamination issues.

Please give a description of any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

No external extensions are proposed to the building. The attached plans show the existing and proposed elevations and floor plans. The scheme involves new and altered openings and the introduction of a first floor within the building, which will result in new floorspace within the building, rather than the conversion of existing floorspace.

There is already water and electricity on site, although a Klargestor would be required. The opportunity would be taken to provide soakaways to serve the building.

The building is sound and it is highly unlikely that even minor repairs would be required.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).



A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal.



The correct fee.



Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

Elizabeth Lawrence

14/08/2014

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code: National number: Extension number:

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Country code: Mobile number (optional):

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Country code: Fax number (optional):

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Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

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8. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01903	743681	
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Country code: Mobile number (optional):

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Country code: Fax number (optional):

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Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

c_lawrence_1999@yahoo.com