

REPORT UPDATE

Application No: AL/72/12/

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Location: The Old Stables Old Dairy Lane Norton

Description: Conversion from storage in relation to tourist accommodation to 1 No tourist accommodation unit together with provision of ancillary car port

UPDATE DETAILS

Reason for Update/Changes:

The Agent has commented questioning condition numbers:

(2) The supplementary plan showing the proposed gate is not listed.

(3) is not necessary

(5) should be amended "only for purposes shown on the plan".

(6) Its requirements are unacceptable and ultra vires

(7) The Council's engineers have not requested this condition when commenting on the application. The plans show sufficient drainage information.

Supplementary comments by West Sussex County Council Highways stating that they last surveyed the site when commenting on plans for the use of the north barn for the storage and hire of motor homes application reference AL/81/11. No concerns were expressed with that application. It is considered that acceptable visibility is provided and the additional use would not be considered a detriment to highway safety.

Conservation Area Advisory Committee raise no objections.

Additional comments by existing neighbouring objection stating that:

The application relates to the land directly abutting my property. Part of the building (not part of the application) is in my ownership. The remainder of this small building was originally granted planning permission for storage use. The proposed use as Tourist Accommodation will bring occupation of a completely different nature and regular comings and goings including turning and parking of vehicles. Given the very close proximity this will cause serious loss of amenity to Easter Cottage and I feel this is totally unacceptable.

The conversion has already been undertaken so this is in fact a "retrospective application". The kitchen/living area and bathroom are on the north wall of the stable and the noise and activity associated with these rooms has a seriously intrusive effect on Easter Cottage. The building is only three meters from my property. Velux windows have been fitted in the roof on the north

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side again which invade my privacy to an unacceptable degree. The light from these windows pollutes the area and throws light into my rooms. A pipe from the bathroom has been let into to north side wall which discharges onto my property causing a slip hazard. The gutters also leak onto my property causing surface water to gather. Although the stable doors have been bricked up - poor quality workmanship is obvious. Foam gapfill has been used to make a seal which is not effective as conversation is clearly audible. When the property is occupied Easter Cottage is subjected to cooking smells and the sound of the inhabitant's television and radios. The traffic in the access lane has already reached unacceptable levels of noise and nuisance. Increased traffic immediately in front of my property is untenable. Due to the position of the parking area, car doors slamming, radios, and lights have proved to be a serious problem.

The proposal also includes what is referred to as a car port but is in fact an almost fully enclosed garage with a pitched and tiled roof. Not only is this unreasonably large given the small living accommodation in the stables, it is not necessary for a Holiday Let. It seems obvious given the developers history that if this application was approved the building would become incorporated into the stables to increase the accommodation.

The plan also eliminates access to an area of shared parking. Due to commercial development on site there has been a huge increase in the volume of traffic using the narrow lane. Most of this traffic travels at inappropriately high speed. If visiting cars cannot get off the main part of the drive it is only a matter of time until there will be a serious accident. This point should not be underestimated. The drive is in the ownership of the applicant and his track record proves he will do nothing to limit, calm traffic or maintain the drive. It is therefore up to the planning authorities to take responsibility and limit the traffic or take responsibility for the inevitable accident when it happens.

I refute the statement that the planned use as storage is no longer required. There is no storage for bins, cycle's mowers or general maintenance-equipment. All the units on site are compact and have no storage. None of the owners have been offered the use of storage facility which most of us would welcome. Already the applicant has been allowed to convert The Implement Store now known as East Barn, thus robbing the development of one of the designated storage spaces.

The conversion work on The Stables has already been carried out without the necessary permissions. The standard of the work carried out is shoddy in the extreme. While the applicant is entitled to apply retrospectively, this should not be allowed to encourage the council to grant the permission. The proposal is fundamentally unsuitable and will cause considerable loss of amenity to my adjoining property. The agent claims the proposed conversion to Tourist Accommodation is justified because "the floor space would otherwise be unused and this would undoubtedly result in the building falling into disrepair." I refute this assumption as the building has recently undergone repair and storage space would be of great use to the adjoining properties.

Officers Comment:

Conditions number (2) & (5) have been amended in line with the agents comments. Conditions numbers (3) & (7) are necessary as the materials are not shown on the plans and following consultation with the Councils drainage engineers they are not satisfied that the details depicted

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on the plans are sufficient. Condition number 6 is necessary to restrict the use for tourist purposes only and is as recommended by the planning inspectorate on an associated appeal elsewhere.

Further neighbour comments noted.

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Or

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

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Conversion from storage in relation to tourist accommodation to 1 No tourist accommodation unit together with provision of ancillary car port

The Old Stables
Old Dairy Lane
Norton

RECOMMENDATION

Approve Conditonally

- 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: drawing number 8034/01, 8034/01R1.

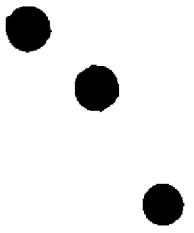
Reason: For the avoidance of doubt and in the interest of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the converted barn shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.



- 5 The proposed car port shall not be used for any purpose other than the parking of vehicles, bin/log and cycle storage as indicated on drawing number 8034/01.

Reason: To ensure a satisfactory standard of development in accordance with policy GEN7 of the Arun District Local Plan.

- 6 Notwithstanding the provisions of Part C, Class C3 Dwelling House to the Schedule of the Town and Country Planning (Use Classes) Order 1987, (or any order revoking or re-enacting that Order), the premises shall be used for the purpose of holiday accommodation only and for no other purpose, including any other purpose within Class C3 of the Order, without the prior permission of the Local Planning Authority. The property shall not be occupied by any persons for a total period exceeding 28 days in any calendar year. The owner shall maintain a register of occupiers for each calendar year, which shall be made available for inspection by the Local Planning Authority at any time, and a copy of the register shall be supplied to the Local Planning Authority at the end of each calendar year.

Reason: The site is located outside the settlement boundary where the provision of dwellings is only acceptable if justified on agricultural grounds or are required for a purpose for which a countryside location is necessary.

- 7 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 8 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, DEV1, DEV35, AREA2

SOUTH EAST PLAN: SEPBE6, SEPTSR2

NATIONAL POLICIES: NPPF, Good Practice Guide on Planning for Tourism.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

- 9 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. Details can be obtained from Atkins Ltd, Anglo St. James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962-858688), or www.southerwater.co.uk

