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ARUN DISTRICT COUNCIL			
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DESIGN & ACCESS STATEMENT**CONVERSION OF REDUNDANT FARM BUILDING TO 1 NO. RESIDENTIAL UNIT ON LAND TO THE WEST OF THE BUNGALOW, SACK LANE, LIDSEY****1. INTRODUCTION**

- 1.01 This application proposes the conversion of an existing traditional farm building to a small 2 bedroom dwelling. The building is redundant for agricultural use, and is currently unused. The proposal also includes the conversion of a small separate building for ancillary storage purposes.
- 1.02 Access would be obtained directly from Sack Lane, and 2 on-site parking spaces would be provided between the proposed dwelling and the storage building. A small garden area would be provided to the rear of the proposed conversion, contained by a 1.8m high brick wall.

2. POLICY BACKGROUND

- 2.01 PPS7: Sustainable Development in Rural Areas, deals in paragraphs 17 & 18 with the re-use of buildings in the countryside. It states that, *"The Government's policy is to support the re-use of appropriately located and-suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building"*. It goes on to set out the criteria that planning authorities should consider in setting out their policies for the conversion and re-use of buildings in the countryside. These include the suitability of different types of buildings and of different scales for re-use, and the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character.

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- 2.02 Policy LOC2 of the West Sussex Structure Plan 2001 -2016 states that development in the countryside should not be permitted unless it can be demonstrated to require a countryside location. Such development should also be compatible with its location in the countryside, and where appropriate, it should result in substantial environmental enhancement. It goes on to state, that in the above circumstances, the priority is to accommodate such development through the re-use of existing buildings.
- 2.03 This proposal also falls to be considered under the Arun District Local Plan 2003. Policy DEV2, "Conversion of Rural Buildings for Residential Use", lists the criteria which must be met before the conversion of a building to residential use is permitted. These include that reasonable attempts have been made to market and use the premises for business purposes, the building is structurally sound, of permanent construction, capable of conversion without re-building or significant alteration or extension, the resultant building and its use will not have an adverse effect on the rural character of the area, and traffic likely to be generated can be safely accommodated. The policy goes on to state that proposals must minimise the amount of land to be used as residential curtilage.
- 2.04 Other relevant policies of the Local Plan include Policy GEN3; Protection of the Countryside, GEN12; Parking in New Development, and GEN7; The Form of New Development.
- 2.05 The above policies aim to ensure that development is sited in sustainable locations, and where it is proposed in a rural area there is a demonstrable need for it to be located there, or it makes use of existing buildings. Where the re-use of existing buildings is proposed, an economic development use will usually be preferable. In this case, a Commercial Viability Report has been carried out by the Chartered Surveyors, Tod Miller Thomas, and is submitted in support of this application. It concludes that the buildings are not suitable for industrial/warehouse use due to the physical constraints of the site, and from a financial perspective are not suitable for office, industrial/warehouse or holiday let use. The full reasoning behind these conclusions is contained within the submitted report.

- 2.06 In the light of the Commercial Viability Report, it is submitted that the only realistic use of application building is for residential purposes. The use can be satisfactorily accommodated within the existing building, except for a small subservient extension to the rear of the building.
- 2.07 It is further submitted that the existing building contributes to the character of the group of buildings at this eastern end of Sack Lane. Its conversion to residential use would secure the future of this prominently sited building, and its residential use would be in keeping with the character of its surroundings, as the majority of the adjoining properties are in residential use.
- 2.08 The proposal provides for on-site parking and a small terrace for an amenity area, which does not impact on the wider countryside. It is therefore submitted that the proposed residential use of this building is Development Plan compliant and makes sufficient and effective use of this existing building, and provides a use that would enhance the particular character of this part of Sack Lane.

3. DESIGN PRINCIPLES

- 3.01 The proposed conversion has been designed to retain the agricultural appearance of the building by minimising the fenestration required for the residential use. In this respect, the doors and windows on the northern and eastern elevations make use of existing openings, whilst new openings are confined to the south elevation, which are not visible in the street scene.
- 3.02 The building is of sound construction, and the proposed extension would be constructed in brick with a slate tiled roof to match the existing.

4. USE

- 4.01 The proposed residential use will be entirely in keeping with the character of the area, being situated between two existing residential properties, Lidsey Lodge and The Bungalow. There are further residential properties on the northern side of Sack Lane, in particular one which has arisen from the conversion of a former agricultural building.

- 4.02 A new 1.8m high brick wall would be provided along the rear boundary of the site to prevent any overlooking to the garden of the adjoining property, The Bungalow. It is submitted that there will be no detrimental impact on the amenity of any adjoining occupiers.

5. AMOUNT

- 5.01 The proposed use makes efficient use of the existing building, with a small addition to provide a small 2 bedroom unit of accommodation. It is submitted that this proposed dwelling would assist in meeting the need for smaller properties within the rural area.

6. LAYOUT

- 6.01 The residential use will be confined to the existing building, outbuilding and ancillary parking, and amenity area. In this way, the proposal secures the future of the building which makes a contribution to the locality, yet does not impact on the character of the wider countryside.

7. SCALE

- 7.01 The proposed residential unit would provide a gross floor area of approximately 77sqm. The existing building has a height of 4.2m. The proposed extension would be subservient to the existing building, having a gross floor area of approximately 17m, and a height of 3.8m.
- 7.02 The separate storage building has a gross floor area of 13sqm, and an overall height of 3.8m.

8. LANDSCAPING

- 8.01 Due to the constrained nature of the site, there would be limited opportunity for significant landscaping. There would, however, be an opportunity for some planting to the south and west of the parking area, which would assist in softening the hard landscaped area and the brick wall to the rear of the site.

9. APPEARANCE

- 9.01 The proposed development seeks to maintain the appearance of the existing building, and as described above, aims to minimise the alterations required to incorporate a residential use into the building.

10. ACCESS

- 10.01 The development is served by Sack Lane, which joins the A29 at its western end. It is unsuitable for use by large commercial vehicles, which again reinforces the suitability of the site for a residential use. Sack Lane is not a through-road, and serves a number of residential and agricultural buildings along its length. It is submitted that the movements associated with one additional small residential unit would not impact on the overall level of activity on the lane. Furthermore, the lawful use of the existing building is agricultural, and the residential movements should be off-set against the movements that would arise should the building be in use for these purposes.
- 10.02 The proposal includes 2 on-site parking spaces, without any turning facilities. It is submitted that given the lightly trafficked nature of Sack Lane, and its particular location, that the movements related to the use of these spaces would not cause danger or inconvenience to any other highway users.

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Front Elevation (North)



Front Elevation (North)



Rear Elevation (South)



Rear Elevation of Detached Building