

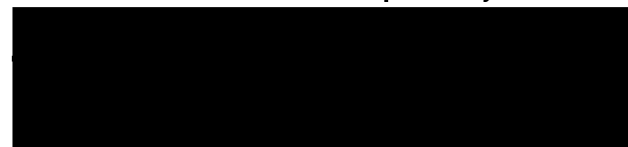


Planning Statement

Stables and Barns at Decoy Lane, Poling

On behalf of
Mr & Mrs Walker

Prepared by



January 2022

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1. INTRODUCTION

- 1.1 This Statement is prepared in support of a full planning application for the conversion of barns and the demolition and replacement of a stable building to form a single dwelling. The application is submitted as an alternative to that approved under planning permission reference A/17/18/PL.
- 1.2 This Statement sets out the relevant background to assist the planning authority in its determination of the planning application. It includes a description of the site and its surroundings, relevant planning history, details of the proposal, a summary of the planning policy context and an appraisal of the scheme against the relevant considerations.

2. THE SITE

- 2.1 The application site is situated at the end of Decoy Lane in Poling, opposite Decoy Cottage.
- 2.2 The application site extends to 0.187 hectares and consists of former stabling arranged around a small yard with a barn to the rear.
- 2.3 The details of the individual buildings are as follows:

Table 2 – Details of Buildings

Building Ref	Dimensions	Floor Area
A	4m x 9.2m	36.8sqm
B	3.6m x 10.1m with 1m x 3.7m roof overhang on western side	36.3sqm
C	8.2m x 3.9m	31.98sqm
D	5.5m x 8.1m	44.55sqm



Figure 2.1 – Google Earth View of Application Site

- 2.4 Photographs are provided at Appendix A.
- 2.5 The site was granted planning permission in July 2018 for the conversion and adaptation of the existing buildings to form a single 3 bedroom dwelling. The permission has been implemented but work has not been completed.

- 2.6 Building 1 is constructed from a masonry wall with a concrete floor and corrugated roof. The building is thought to be around 200 years old and features some interesting buttressing.
- 2.7 Building 2 is a timber framed and clad building.
- 2.8 Building 3 is a timber framed and clad building comprising loose boxes with a corrugated roof.
- 2.9 Building 4 is located to the rear of the other buildings and features masonry walls and a corrugated roof. This building is thought to be at least 200 years old.
- 2.10 A small building measuring approximately 16sqm is located to the west of the buildings close to the western boundary.
- 2.11 Decoy Cottage is located opposite the application site. Decoy Cottage is a Grade II listed residential building. To the west of the site is a public footpath and agricultural land and to the north is farmland and further paddocks.
- 2.12 Decoy Lane is a single-track road which links the site to the A27. There are a number of businesses served by Decoy Lane close to its junction with the A27.
- 2.13 The site is located within Poling approximately one mile away from Angmering and seven miles from Arundel which provide a range of services and facilities.
- 2.14 The distance from the site to these facilities is shown below.

Table 3 – Distance of site to facilities

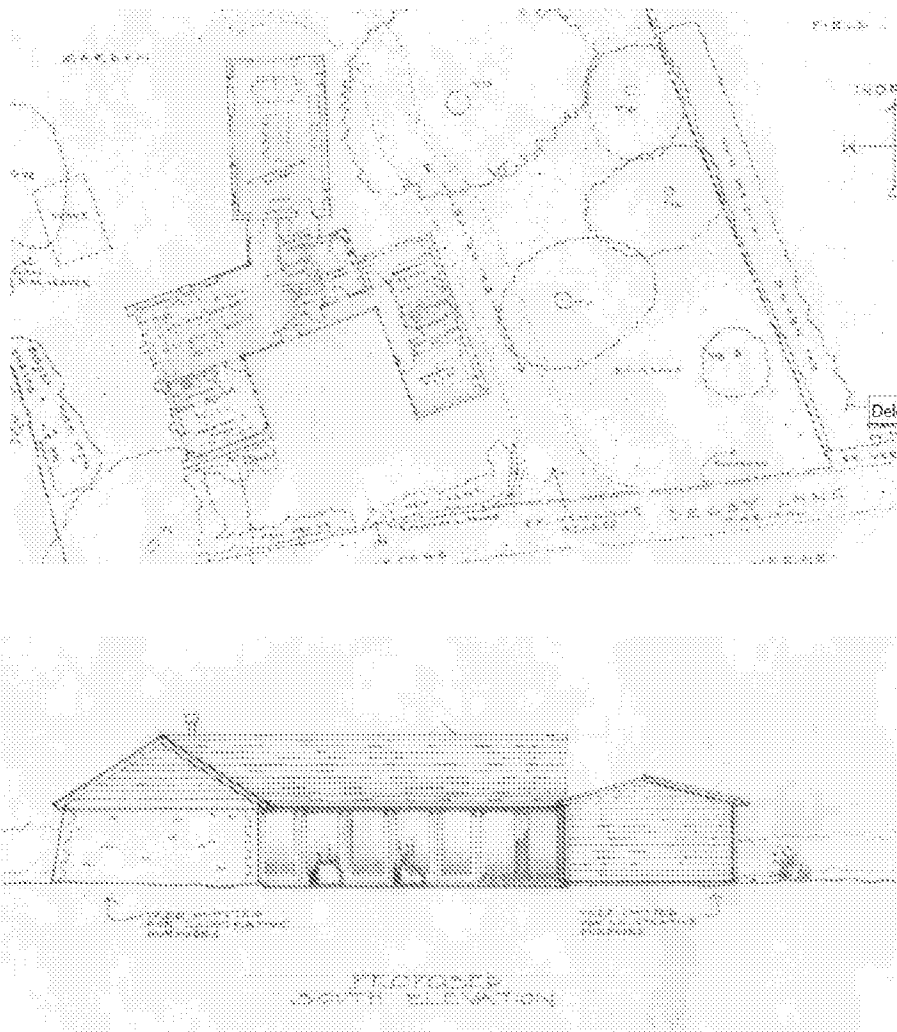
Map Ref (please see Appendix B)	Details	Distance to site
Shops		
1	Supermarket	2.9 miles
2	Convenience Store	1.5 miles
2	Post Office	1.5 miles
Healthcare		
3	Doctors Surgery	1.5 miles
4	Dentist Surgery	2.9 miles
Schools		
5	Primary School	1 mile
6	Secondary School	2.2 miles
6	Sixth Form College	2.2 miles
Leisure Facilities		
7	Recreation and sports fields	1 mile
8	Leisure Centre	4.7 miles
Public Transport		
9	Bus stops	0.2 miles
10	Train Station	2.3 miles

3. PLANNING HISTORY

3.1 The application site has been the subject of the following applications:

- A/17/18/PL - Conversion of stables and barns to form 1 x 3-bedroom dwelling with associated works. Approved 12th July 2018
- A/92/21/DOC – Approval of details reserved by condition imposed under ref A/17/18/PL relating to Condition No 3 – construction method statement and details. Approved 28th May 2021

Figure 3.1 – Plans for Planning Permission Ref A/17/18/PL



- 3.2 The officers report made the following comments on the scheme which are of note for the current application:

"It is considered given the position of the building adjacent to another dwelling and the previous stabling use of part of the site that it would be unlikely to generate a significant increase in traffic levels or activity. In addition the rural character would not be materially altered. The car parking area of the existing dwelling would be adjacent to the site and car parking for the converted building would be located adjacent to the existing access. It would have no adverse effect on the visual amenities and rural character of the locality."

"The proposal would not adversely affect the setting of the adjacent listed building. It would not result in a building of urban appearance. It does not detract from the rural appearance and character of the existing buildings which contribute to the rural setting of the building and it retains the existing visual separation of the buildings."

- 3.3 The planning permission was implemented in June 2021 following the discharge of the pre-commencement condition.
- 3.4 There are no other planning applications associated with the application site.

4. THE PROPOSAL

- 4.1 Since purchasing the site the applicants have sought advice from architects on ways in which the energy efficiency and layout of the scheme can be improved.
- 4.2 The stable buildings in particular require significant adaptation to adequately insulate it. Retrofitting measures to improve the thermal performance of this type of building will rarely be as successful as integrating measures within a new build scheme.
- 4.3 The applicants therefore wish to amend the original consent by replacing the stable building with a new building. The barns are still proposed to be converted as these are of merit, however the stable buildings are arguably not and a better scheme can be achieved with their replacement.
- 4.4 The replacement building will enable the resultant scheme to achieve a higher U-value through the provision of new floor, walls and a roof.
- 4.5 The appearance of the resultant building will remain largely the same. The main change would be the height of the roof over the eastern wing which would have a higher pitch at 4.29m in comparison with the existing height of 3m. This would bring this wing in line with the height of the western wing to create a more balanced building.
- 4.6 Changes are proposed to the position and style of doors and windows on all elevations except for the more prominent (southern) elevation which remains as per the consented scheme.
- 4.7 Proposed changes to the internal layout are also proposed to provide a dressing room and en-suite to bedrooms 1 and 2 in addition to minor changes to the general arrangement of accommodation.
- 4.8 An air source heat pump will be installed close to the kitchen/utility area in the least visible part of the site. This will contribute to an improvement over the Building Regulations Part L baseline on embodied CO2.
- 4.9 A charging point for an electric vehicle will be provided.

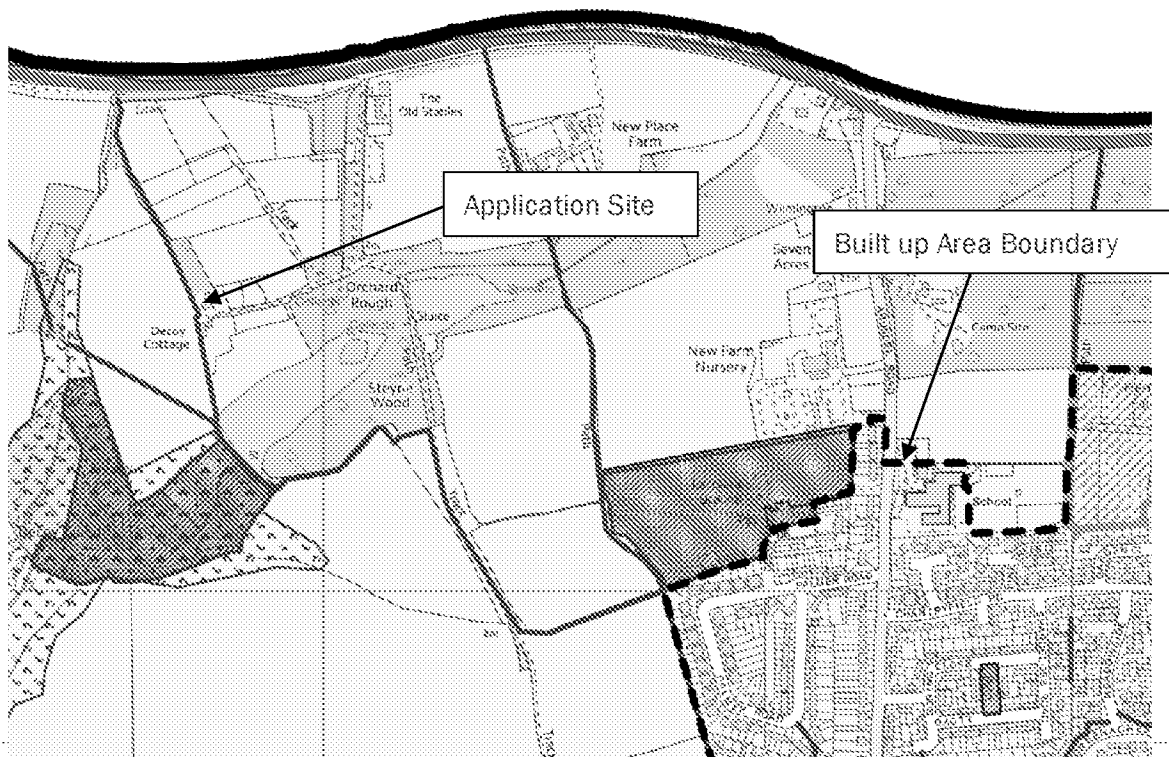
5. PLANNING BACKGROUND

- 5.1 Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The relevant Development Plan for the site comprises the Arun Local Plan (2018) and the Angmering Neighbourhood Plan (2014).
- 5.3 The National Planning Policy Framework (NPPF) is also a material consideration.

Arun Local Plan (2018)

- 5.4 The Arun Local Plan was adopted after the approval of the 2018 planning consent. However, the acceptability of the proposed development on this site is considered to remain the same as there are no significant changes to the relevant policies in the new Local Plan. Further, there is still a housing delivery shortfall and lack of a 5 year housing land supply in the District which has weight in the determination of this application.
- 5.5 Policy SD SP2, outlines the Built Up Area Boundary (BUAB) as shown below in Figure 5.1. The proposed site falls outside of the boundary. Development will not be considered outside the boundary unless consistent with other policies.

Figure 5.1 – Proposals Map



- 5.6 Policy C SP1, states that the areas outside of the BUAB are to be considered as countryside. The countryside is to be safeguarded and development will only be permitted for specific uses.
- 5.7 Policy LAN DM1 concerns protection of landscape. Development will be permitted where landscape and historic character are conserved or enhanced. Views into and out of South Downs National Park also need protecting.
- 5.8 Policy D SP1 states that all proposals should be of good quality and high standard of design.
- 5.9 Policy D DM1, outlines that when the council are considering planning applications they will take into account the following: character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, movement, legibility, public art, density and scale.
- 5.10 Policy D DM2 explains all new developments are required to meet national standards for internal space.
- 5.11 Policy D DM4 states that extension or alterations must sympathetically relate to and is visually integrated with the existing building in siting, massing, design, form, scale and materials. The extension or alternation is visually subservient to the main building and provide a high standard of amenity. The extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect of neighbouring properties.
- 5.12 Policy HER DM1 explains proposals affecting listed buildings will only be accepted if they protect or enhance the setting of the building.

Angmering Neighbourhood Plan (2014)

- 5.13 Policy HD1 of the Angmering Neighbourhood Plan shows the application site as lying outside of the BUAB.
- 5.14 Policy HD4 outlines the desire for local materials to be used in extensions and alterations.
- 5.15 Policy HD5 states that new development should demonstrate how they have considered the existing built form of the area.
- 5.16 Policy HD8 supports the WSCC parking standards and encourages all development to follow them.

- 5.17 The Neighbourhood Plan does not contain any policies relating to the conversion of existing buildings to alternative uses.

National Planning Policy Framework (2021)

- 5.18 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11d further states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

- 5.19 Footnote 8 states that policies can be considered out-of-date where a five-year supply of housing land cannot be demonstrated. The latest Annual Monitoring Report, published in December 2020, confirms that Arun is unable to demonstrate a Five Year Housing Land Supply with a supply of just 3.3 years.

- 5.20 Paragraph 14 states that where the presumption applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits only where all of the following applies:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and

- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

5.21 In this instance criteria a) is not met as the neighbourhood plan was made in 2014.

5.22 Paragraph 79 seeks to promote sustainable development in rural areas by siting housing where it will enhance or maintain the vitality of rural communities.

5.23 Paragraph 80 states that planning decisions should avoid new isolated homes in the countryside unless there are special circumstances, such as:

- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting
- Where such development would represent the optimal viable use of a heritage asset

5.24 Paragraph 105 explains development that generates significant movement are located where the need to travel is minimised. However, the policy goes on to state the need to consider other policies especially in rural areas.

5.25 Paragraph 152 of the NPPF states one of the core planning principles is to support the transition to a low carbon future. As part of this the reuse of resources is encouraged including the conversion of buildings.

6. APPRAISAL

6.1 The main issues in the consideration of this application are considered to be:

- The principle of the proposed use
- Design
- Access
- Amenity
- Biodiversity
- Utilities
- Bin storage
- Parking

6.2 Each of these points is discussed below.

Principle of the proposed use

6.3 The application site benefits from planning permission for a single dwelling which has been implemented, although not completed.

6.4 Paragraph 79 and 80 of the NPPF seek to promote sustainable development in rural areas by siting housing where it will enhance or maintain the vitality of rural communities and where the development would re-use redundant or disused buildings and land to an enhancement to the immediate setting.

6.5 The current proposals are for the same use and scale. The main difference is the replacement of the stable building with a new building which will achieve a more energy efficient dwelling.

6.6 The building will be sited on the same footprint as the previous permission. Visually the proposal would almost identical to the consented scheme with minor changes to the position and style of doors and windows. The footprint towards the North Eastern corner will also be squared off. The height of the roof over the eastern wing which would have a higher pitch at 4.29m in comparison with the existing height of 3m. This would bring this wing in line with the height of the western wing to create a more balanced building.

6.7 The previous planning application confirmed that:

- The conversion of the buildings for residential use would not have an adverse effect on the rural character of the area and the residential curtilage proposed would be contained within existing defined boundaries.
- The existing access arrangements are considered suitable for domestic traffic.
- A modest sized curtilage is provided around the property which provides adequate space for car parking and sufficient amenity land to comply with the relevant standards.
- A bat and owl survey has confirmed the lack of species present within the buildings.

6.8 The proposal is therefore consistent with policy D DM1 of the Arun Local Plan.

6.9 The proposal meets the sustainability aspirations of the NPPF by meeting the economic, social and environmental roles. In relation to the economic role, the development would provide construction jobs, introduce additional demand for local trades people and generate additional Council Tax receipts.

6.10 In relation to the social role, the proposal will provide new family housing in a district where there is a significant housing shortfall.

6.11 The proposal also fulfils the environmental role by utilising existing buildings worthy of retention for a use compatible with the neighbouring Decoy Cottage and represents an improvement to the original scheme by upgrading the energy performance of the dwelling.

6.12 The principle of the proposed development is therefore considered to comply with the NPPF and the policies contained within the Arun Local Plan and Angmering Neighbourhood Plan.

Design

6.13 The proposal has been designed to reflect the rural character of the existing buildings. The barns will largely retain their appearance and the replacement element is almost identical to the consented scheme.

6.14 The buildings are well screened from the public footpath to the south by an established tree line. Further, the converted and replacement buildings will be visually very similar to the consented scheme with the main garden area to the rear. The link would not be visible from the public footpath and would retain a comparable appearance to existing from Decoy Lane.

- 6.15 Car parking will be provided to the side of the buildings where existing parking occurs with an electric charge point being installed.
- 6.16 Therefore, there will be no significant alteration to the appearance of the buildings that would have a tangible effect on the area, including the setting of the Grade II listed Decoy Cottage.
- 6.17 Compared to the original scheme the new scheme will be almost identical in appearance.

Access

- 6.18 The access and parking arrangements remain the same as per the consented scheme.
- 6.19 The existing access on to Decoy Lane already serves Decoy Cottage and is suitable for serving residential uses. The amount of traffic generated by one dwelling will be minimal, and less than the stables have generated in the past.

Amenity

- 6.20 No changes are proposed which would result in adverse effects arising on neighbouring amenity. No additional windows are proposed on facing elevations.
- 6.21 There is a distance of at least 18 metres between the new dwelling and Decoy Cottage and with new planting there would be no direct line of sight between them.

Biodiversity

- 6.22 A bat survey of the buildings was undertaken by a qualified Ecologist on 29th August 2017. Two of the buildings were found to support features with potential to support roosting bats, one of the building's features being cracks to external walls at the northern end of the western and eastern elevations. A further bat emergence survey was therefore undertaken to determine presence or likely absence of bat roosts within these buildings and to determine any subsequent requirements for mitigation, compensation and / or licences to facilitate the proposed development. No bats were observed emerging from the buildings during the emergence survey and as such the buildings were considered to be likely absent of roosting bats.
- 6.23 A Phase 1 Daytime Bat Assessment was undertaken in January 2022 to update the original survey. Since the date of the original survey the cracks to the external walls have been repaired and this particular potential roost feature no longer exists. The updated assessment found no evidence of bats and no external features suitable for roosting bats. No further surveys are required.

- 6.24 Evidence of nesting Swallows was noted within two of the buildings. The Ecologist has therefore recommended that if works are to commence within bird nesting season that a suitably qualified ecologist inspects the site to confirm the absence of any active nests. The replacement of nesting opportunities is also recommended.
- 6.25 The existing bird boxes on the eastern stable building will also need to be removed outside of bird nesting season and relocated away from the proposed works area to prevent any disturbance during works.
- 6.26 A sensitive lighting strategy will also be required to minimize impacts on bats using nearby trees, hedgerows and buildings during the construction and operational phases of the proposed development.

Utilities

- 6.27 There is no change to utility provision compared to the extant scheme.
- 6.27 There is currently a water supply serving the buildings.
- 6.28 Airsource heat pumps will be used to provide heating and hot water.
- 6.29 Sewerage will be provided by a Klargester which has already been installed as part of the previous permission.

Bin Storage & Collection

- 6.30 There is no change to the bin storage and collection arrangements compared to the extant scheme.
- 6.31 There is ample space within the garden for the storage of recycling and refuse bins. Refuse lorries already visit Decoy Cottage and sufficient space is available to enable a refuse vehicle to enter and leave both properties in forward gear.

Parking

- 6.31 There is no change to the parking arrangements compared to the extant scheme. Parking for at least 3 cars will be provided to the east of the buildings where parking currently takes place.
- 6.32 There is ample space within the curtilage for secure cycle storage to be provided.

7. SUMMARY

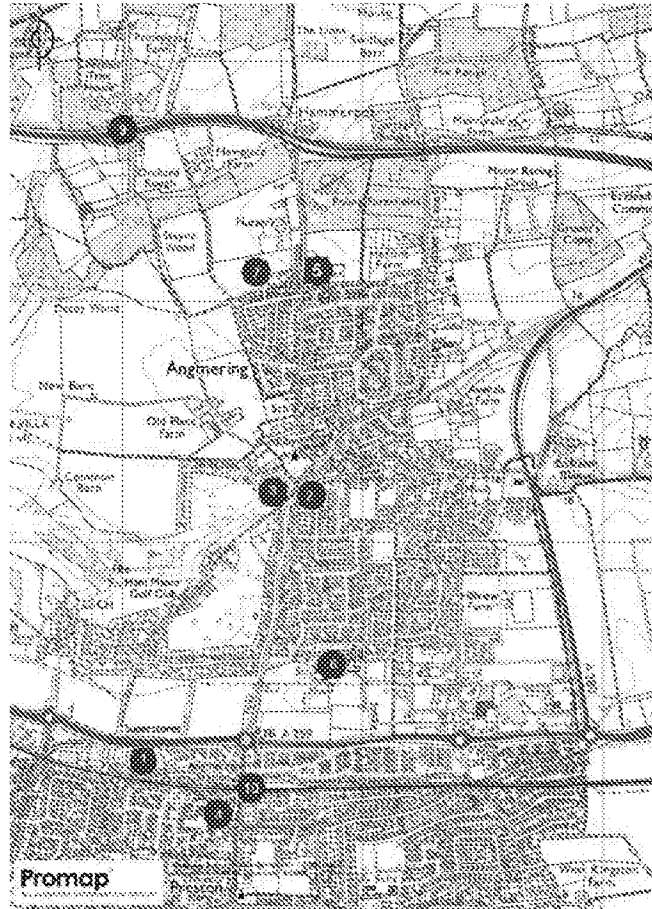
- 7.1 The application relates to the conversion of barns and the demolition and replacement of a stable building to form a single dwelling.
- 7.2 The proposal makes efficient use of existing buildings suitable for conversion and replaces those less suitable to create a more energy efficient dwelling.
- 7.3 The resultant dwelling is almost identical to the previously consented scheme.
- 7.4 The proposal fulfils the three roles of sustainability through the provision of a dwelling within a district with significant housing need, the provision of economic benefits, and the effective reuse of redundant buildings.
- 7.5 The application is therefore considered to accord with the Local Plan and NPPF.

APPENDIX A





APPENDIX B



Map Ref	Details	Distance to site
Shops		
1	Supermarket	2.9 miles
2	Convenience Store	1.5 miles
2	Post Office	1.5 miles
Healthcare		
3	Doctors Surgery	1.5 miles
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Schools		
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6	Secondary School	2.2 miles
6	Sixth Form College	2.2 miles
Leisure Facilities		
7	Recreation and sports fields	1 mile
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