

**Planning Statement.
Change of Use of Eagle Barn from annex to
residential dwelling and associated car port
with storage at Eagle Cottage, High Street,
Angmerring**

March 2013



Project Name: Eagle Cottage, Angmering

Location High Street, Angmering, West Sussex

Client: Mr & Mrs S Clark

File Reference: P1074

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Introduction

This statement has been produced on behalf of Mr & Mrs Clark in support of an application for the Change of Use of Eagle Barn, High Street, Angmering to an independent residential dwelling and double car port and storage at Eagle Cottage, High Street, Angmering. This application seeks full planning permission for the proposed development.

The report will cover relevant planning policy and guidance, considering the effects of the proposed development on the site. The views expressed in the report and the contents of this application have been informed by pre-application discussions with Arun District Council.

The Planning Application includes the following documents/drawings;

Application Forms, Planning Statement, Site Layout and Location Plan, Existing Floor Plans and Elevations and, Proposed Floor Plans and Elevations.

The Site

Introduction

Eagle Cottage and Eagle Barn are south of High Street 400m east from the heart of the village of Angmering, in a predominantly residential area ½ mile west of the A280. The site is flanked to the west by Mill Lane which serves further properties to the south-west.

Access to Eagle Barn and Eagle Cottage is achieved via a private driveway leading from High Street between Gothic Cottage and The Brocketts, the driveway is in the sole ownership of Eagle Cottage (figure2).



Figure 1 - Site Location



Figure 2 - Site Access

High Street runs east from the centre of Angmering with a number of shops located at its western end, as the street travels east the majority of properties become residential. There are a number of architectural styles the length of the road, with historic dwellings typically pebble cottages which front directly onto the street. Where this is not the case, the dwellings are typically red brick 20th century properties set back from the historic building line. The road has seen a large number of dwellings constructed to the rear of existing properties, which are accessed via private driveways typically serving multiple dwellings.

The street and those properties which front on to it form part of the Angmering Conservation Area (figure 3), Eagle Barn and Eagle Cottage are outside the Angmering Conservation Area.

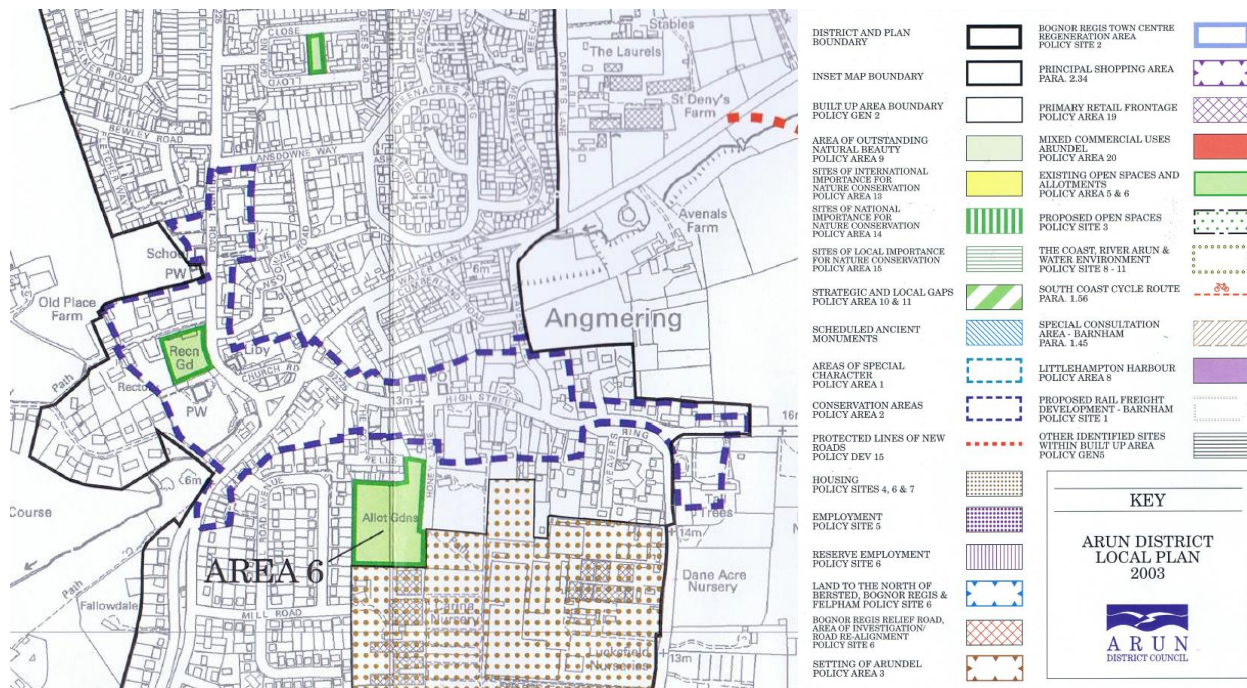


Figure 3 - Arun District Council Local Plan 2003 - Proposals Map

Planning History

Eagle Cottage and Eagle Barn have been subject to a number of planning applications. Those applications that are relevant to this application are detailed below.

Removal of corrugated plastic roof, replacement with slate pitched roof & reslating of existing slate roof and asbestos roof. (A/78/04)

This application is for improvements made to the appearance and structure of Eagle Barn for its continued use as outbuildings and garage. **Approved**

Construction of double car port & store with extension to drive. (A/44/08)

This is the original application for the creation of a double car port with storage and changes to gravelled driveway within the grounds of Eagle Cottage. **Approved**

Conversion of existing stable block to provide ancillary accommodation. (A/73/10)

This application is for alterations of the existing outbuildings to form ancillary accommodation solely for the incidental use and enjoyment of the Eagle Cottage. Conditions are imposed to ensure that the accommodation does not form an independent dwelling due to the lack of suitable outdoor amenity space. **Approved**

Renewal of unimplemented permission (A/44/08) for the construction of double car port & store with extension to drive. (A/33/11)

This application is for the renewal of planning consent granted through application A/44/08.
Approved

The Proposal

The application proposes the creation of a double car port with storage at Eagle Cottage prior to the change of use of Eagle Barn from ancillary accommodation to an independent residential dwelling (C3) with 36sq.m of private outdoor amenity space.

Permission has previously been granted for the conversion of outbuildings to form Eagle Barn (A/73/10), Condition 3 of this permission stated that;

The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Eagle Cottage, High Street, Angmering as a dwelling and shall not be used as a separate unit of accommodation.

The planning officer noted in their report the following reasons for the inclusion of this condition;

The proposed use of the building as ancillary accommodation is considered to be acceptable. However, its restricted plot size, lack of garden amenity area and close proximity to neighbouring properties make it unsuitable for future independent accommodation and for these reasons a condition is to be attached restricting the use as ancillary residential accommodation to Eagle Cottage only.

To address this condition, the proposal includes the creation of an attractive and high quality private outdoor amenity space to serve Eagle Barn (figure 4), addressing the concerns raised in the initial planning permission with regard to the use of Eagle Barn as an independent dwelling. The construction of a wall and planting will create 36sq.m of amenity space in the form of a paved courtyard, which is suitable for a property of the size and nature of Eagle Barn.

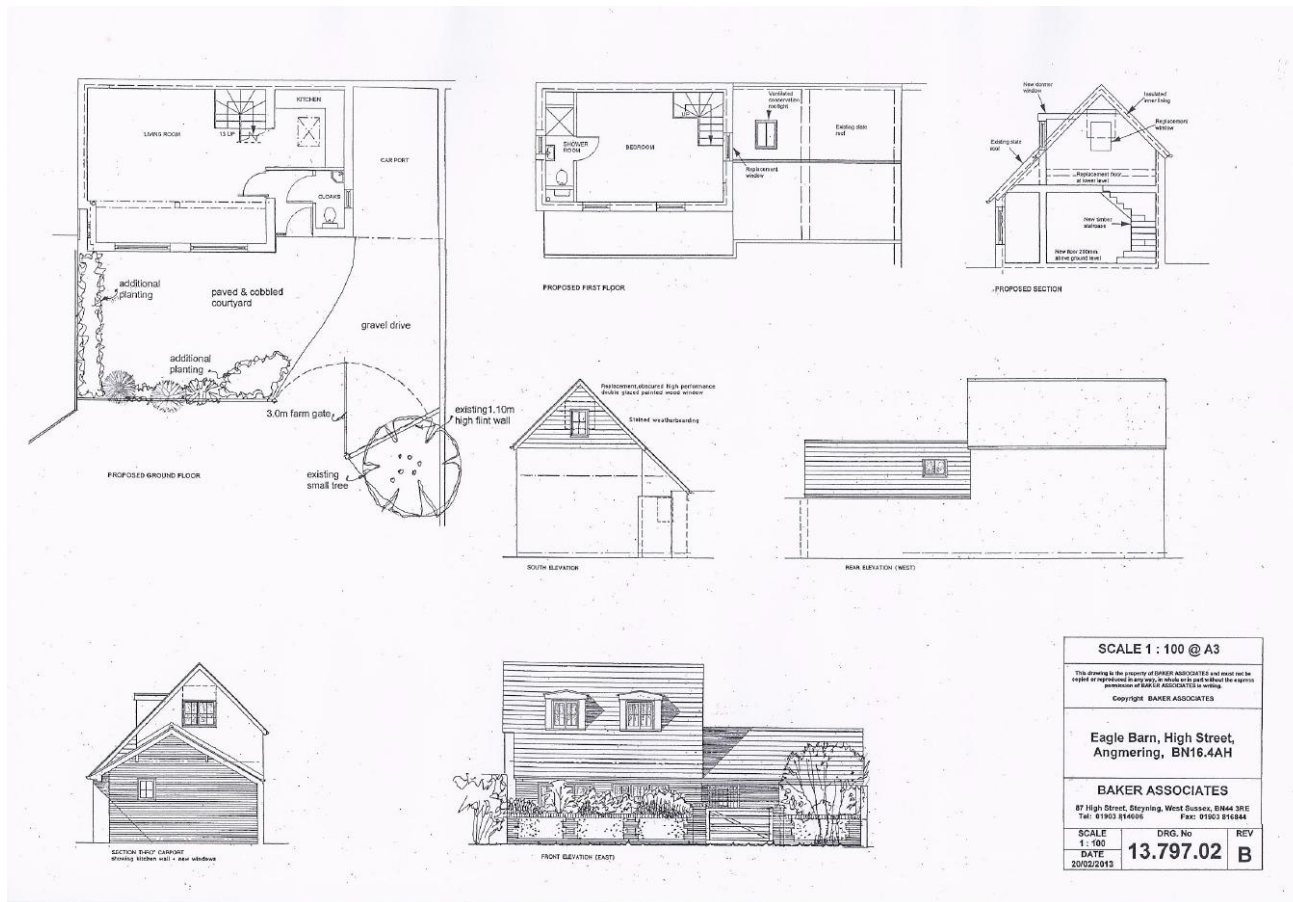


Figure 4 - Proposed Development at Eagle Barn

To facilitate the change of use of Eagle Barn it is requested that a condition be placed on the application stipulating that the double car port with storage at Eagle Cottage be provided prior to the conversion of Eagle Barn to form a single bedroom residential dwelling. The delivery of the car port will provide independent parking provision for both Eagle Cottage and Eagle Barn, meeting the Arun District Parking Standards.

Policy Overview

Introduction

A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are statutory Development Plans which seek to guide the decision making process. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contains relevant policies, an application for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Development Plan comprises the Arun Local Plan 2003. The Arun Draft Local Plan should be given material consideration; however the weight of this is limited due to the early stage of the plans preparation.

The National Planning Policy Framework (NPPF) and Supplementary Planning Guidance are also material considerations.

This section considers how the proposal complies with National and Local planning policy.

National Planning Policy Framework (NPPF)

The NPPF has now replaced all Planning Policy Statements and Planning Policy Guidance Notes providing an all-encompassing document against which to assess the impact of new development.

National Planning Policy Framework

The NPPF is now a material consideration in the determination of planning applications. The relevant parts of the NPPF relate to the presumption in favour of sustainable development and housing supply.

The proposal is considered to provide a sustainable and high quality design solution that will provide for a defined need for housing within the locality.

Firstly, the NPPF places a presumption in favour of sustainable development that is the basis of every plan, and every decision.

Paragraph 14 States; *At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

For **decision-taking** this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

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; or—specific policies in this Framework indicate development should be restricted.

The proposed development is considered to be fully sustainable and would have no adverse impact on neighbouring properties or the wider village of Angmering.

As with other forms of development, the NPPF states that residential applications should be considered against a presumption in favour of sustainable development. Paragraph 49 states;

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

The proposal is considered to be fully sustainable and contribute to Arun District Councils housing supply.

The NPPF places great responsibility on ensuring the delivery of dwellings, particularly those dwellings that meet the needs of the local community. Paragraph 50 states;

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.*

The proposal will provide a residential dwelling that meets the need for smaller/one bedroom houses with private amenity space in Angmering and the wider Arun District. The Angmering Housing Needs Survey 2012 identifies a need for small and one bed dwellings in the village.

The NPPF emphasises the role of converting buildings for residential use, including those buildings that are in residential areas. Paragraph 51 states;

Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

It is therefore clear that the NPPF supports the delivery of houses that meet an identified local need, bring existing buildings into residential uses and those applications that are for sustainable development. In delivering the conversion of an annex into a one bedroom residential dwelling with private amenity space the proposal is in line with the policy objectives set out in the NPPF.

Strategic Planning Policy – Arun District Local Plan 2003

This document forms the development plan, providing both site allocations through the proposals map and written policies to support the Districts future growth and development.

The application site lies within the defined Angmering Built-up Area as defined in **Policy GEN2 – Built-up area boundary**, which states that development within the built-up area boundary will be permitted where it is pertinent with the other policies of the Local Plan.

Policy GEN7 – The form of new development, identifies that development which does not have an unacceptable adverse impact on neighbouring properties, allows for safe movement of pedestrians and vehicles and, meets the adopted parking standards, will be permitted. This application includes the provision of separate parking, including the creation of a double car port for the use of Eagle Cottage and designated vehicular access. The development will not have any adverse impact on neighbouring properties.

In creating separate parking provision for both Eagle Cottage and Eagle Barn the application is compliant with **Policy GEN12 – Parking in new development**. The proposal will provide onsite parking provision for 2 vehicles (tandem parking) at Eagle Barn and space for multiple vehicles, including a double car port at Eagle Cottage, meeting the requirements for this area in the Arun District Parking Standards.

The application site is partly within the Angmering Conservation Area, however all development associated with the application will be outside of the Conservation Area. The impact of the development on the setting of the Conservation Area has been assessed. **Policy AREA2 – Conservation Areas** states that developments which preserve or enhance a Conservation Area will be permitted.

Policy DEV23 – Conversion of existing buildings to form a number of residential units, states;

Within the built-up area, planning permission will be granted for the conversion of buildings to form a number of residential units, providing that:

(i) the number of units/occupiers proposed can be accommodated in a manner which provides a satisfactory standard of amenities and facilities in relation to:

(a) internal floorspace,

(b) sanitary/kitchen facilities,

(c) adequate access for all occupiers to external amenity space for the storage/collection of refuse, drying of clothes, sitting out, etc.,

(d) adequate pedestrian access can be achieved to each unit without detriment to the amenities enjoyed by other occupiers of the building or adjoining properties;

(ii) it is demonstrated that provision can be, or has been made for adequate sound insulation to prevent possible noise disturbance to neighbouring properties and independent units within the building itself.

While application **A/73/10** states that the conversion of the stable block to form the ancillary accommodation is subject to the conditions that the conversion is only occupied solely for the incidental purposes of Eagle Cottage and therefore not be used as a separate dwelling and, that the lack of private outdoor amenity space makes Eagle Barn unsuitable for use as an independent dwelling. This application proposes the creation of 36sq.m of attractive and high quality outdoor amenity space for Eagle Barn. It should be noted that the

Council does not have outdoor amenity space requirements for 1 bed dwellings and that it is our professional opinion that the 36sq.m provided in this application is appropriate for a dwelling of the nature and size of Eagle Barn. It should therefore be considered in light of the conditions placed upon the original application and the development plan that this application is entirely consistent with the above criteria.

Strategic Planning Policy – Arun District Draft Local Plan

While the currently adopted development plan is the Arun District Local Plan 2003, the Draft Local Plan indicates the planning aspirations of the Council from 2013 onwards. The Draft Local Plan is yet to be submitted to the Secretary of State and therefore its weight in consideration of planning applications is limited.

The Draft Local Plan prescribes external space standards for new development. **Policy DM 16 – External Space Standards** states;

The planning authority will require the provision of useable private amenity space (excluding parking and turning areas) in new residential development. In considering the amount of amenity space, the planning authority will take into account back gardens, roof terraces, balconies and, in apartment developments, communal gardens.

The proposed development has introduced 36sq.m of attractive private outdoor amenity space for Eagle Barn that is exclusive of parking and turning areas.

Planning Appraisal

Notwithstanding the presumption in favour of applications for sustainable development contained within the NPPF, the application for the change of use of Eagle Barn and the creation of a double car port with storage at Eagle Cottage is generally accepted to be in accordance with the adopted and draft development plan.

Principle of Development

The application for the change of use of Eagle Barn adheres to policy DEV23 of the Local Plan and the requirements of the Draft Local Plan through the creation of 36sq.m of attractive private outdoor amenity space.

The NPPF requires Local Planning Authorities to approve applications for the change of use to residential dwellings where there is an identifiable need for additional housing in the area. As such the change of use of Eagle Barn to form a small one bedroom residential dwelling should be permitted as it meets the requirements identified in the Angmering Housing Needs Survey 2012.

Appearance

Both the appearance and scale of the proposed development will not result in an adverse impact on the setting and amenity of neighbouring properties. The double car port has been designed to enhance the appearance of the properties in the immediate area and setting of Angmering Conservation Area. The proposed courtyard space at Eagle Barn is created with sensitive landscaping and a heritage wall, delivering an attractive feature for the property.

Amenity

This application addresses the need for suitable private outdoor amenity space for Eagle Barn as identified in the conditions placed upon application A/73/10. Through the introduction of a walled courtyard, Eagle Barn is provided with 36sq.m of attractive and high quality private amenity space. In our view this is appropriate for the size and nature of Eagle Barn.

The amenity of neighbouring properties has been ensured through the introduction of a car port at Eagle Cottage and separation from Eagle Barn, greatly reducing the impact of the conversion of Eagle Barn on the amenity of Eagle Cottage. The amenity of other neighbouring properties has been safeguarded by the design of Eagle Barn, with the conversion from ancillary accommodation to an independent dwelling resulting in no added impact.

Access & Parking

The current use of Eagle Barn as ancillary accommodation to Eagle Cottage is not subject to any restrictions on its level of use, therefore its change of use to form an independent dwelling will not amount to an intensification of use of Eagle Barn. As a result the current level of vehicular movements will be maintained following the change of use. It is therefore our professional opinion that the change of use of Eagle Barn will not have an adverse impact on the access drive serving both Eagle Barn and Eagle Cottage.

The phasing of development to ensure that the double car port at Eagle Cottage is delivered prior to the conversion of Eagle Barn will ensure that the required parking provision is provided for both properties. It is suggested that a condition be imposed on this application that stipulates that the car port must be provided first in order to facilitate the change of use of Eagle Barn.

Other Matters

The importance in assessing the delivery of the double car port with storage at Eagle Cottage and the change of use of Eagle Barn in conjunction is vital in the determination of this application. It is our professional opinion that the introduction of a condition requiring the delivery of the car port prior to the commencement of the change of use will ensure that both Eagle Cottage and Eagle Barn meet the required parking provision and, the change of use of Eagle Barn will not have an adverse impact on the amenity of Eagle Cottage.

Conclusions

The proposals contained within the application are pertinent to the policies set out in the adopted and draft development plans and the NPPF and will contribute to the delivery of an attractive and sustainable small residential dwelling that meets the requirements of the community.

Through the creation of an attractive and high quality 36sq.m private outdoor amenity space, the conditions placed on the original application for the conversion of Eagle Barn have been addressed and therefore the creation of an independent dwelling should be judged to be suitable and pertinent to the Local Plan.

The introduction of a condition requiring the delivery of the car port at Eagle Cottage prior to the commencement of the change of use of Eagle Barn will ensure that the proposals of this application do not have an adverse impact on the amenity of surrounding properties and that both Eagle Cottage and Eagle Barn meet the specified Arun District Parking Standards.

Full attention has been given in respect of the impact of the proposals on neighbouring properties and Angmering Conservation Area. The outcomes of which are considered to be appropriate and therefore permission should be granted for this application.

Overall this application is for the sustainable conversion of Eagle Barn to an independent residential dwelling and creation of a car port at Eagle Cottage is fully consistent with the Local Plan and NPPF in reusing a building in a sustainable location with access to local shops, services and infrastructure (Paragraph 51 NPPF). Therefore in light of the presumption in favour of sustainable development (Paragraph 14 NPPF), this application should be granted planning consent subject to a condition stating that the double car port with storage at Eagle Cottage must be completed prior to the change of use of Eagle Barn.