

Recommendation Report for Planning Permission

REF NO: A/5/20/PL

LOCATION: Glebe Farm
Honey Lane
Angmering
BN16 4AB

PROPOSAL: Conversion of the Flint Barn & Garage Barn into 2 No. studio apartments for holiday accommodation for artists. This application may affect the character & appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for the Conversion of the Flint Barn & Garage Barn into 2 No. studio apartments for holiday accommodation for artists. This application may affect the character & appearance of the Angmering Conservation Area.
BOUNDARY TREATMENT	The boundary treatment consists mostly of 2.2m high stone walls but also some lower walls with hedgerow behind.
SITE CHARACTERISTICS	The site is within the built-up are boundary and within the Angmering Conservation Area. The site is accessed from Honey Lane. The site itself is accesses via a track which runs through the site. A cycleway offers a largely cycle free cycle route to Angmering Railways station 1.5km to the south of the site. The site is a former farm and small holding with several barns in a cluster. The Main Barn is a flint barn which is the first barn at the site entrance and is adjacent to a glass house and 2 storage barns. The Garage barn is further into the site and previously housed tractors and farm implements. Yet further into the site is the old cow shed and hovel with a grassed area to the front. The track continues round, passed a flint cottage and out onto High Street beside Old Well Cottage, which is a Listed Building. The Flint Barn is the oldest barn on the site. During recent times the barns have been used for storage or for family and friends to use as artist studios. The Honey Pot and Seniah House are on land once part of Glebe Farm. These residential properties are close to the barns
CHARACTER OF LOCALITY	The site is within the Conservation Area, which is the historic core of Angmering with farming being the past economic activity. Specifically, in this part of Angmering the farming was

horticultural. Traditional farming has declined giving way to intensive farming methods and much of the surrounding farmland has been sold and developed for residential purposes. As a result there are some redundant farm buildings left on this site. These barns are a good example of traditional barns in a traditional farm complex layout.

The site is within walking distance of the High Street and the Square where there is a variety of shops and leisure facilities, as well as access to public transport.

No relevant planning history

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Angmering Parish Council- No objections

Arun District Conservation Area Advisory Panel- No objection subject to the imposition of a number of conditions should permission be granted.

No other letters of representation have been received.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Ecology Advisor

Building Control

Archaeology Advisor

Engineering Services Manager

Engineers (Drainage)

Environmental Health

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No objections subject to the imposition of a number of conditions should permission be granted.

Archaeology Advisor - No objections. It is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

Conservation Officer - No objections subject to the imposition of a number of conditions should permission be granted. The application is considered to not cause harm to the significance of the

heritage assets or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan.

Ecology Officer - No objections subject to the imposition of a number of conditions and recommendations should permission be granted.

Structural Engineering Consultant - Whilst the structural condition report is based on visual observations it concludes that the buildings are suitable for conversion purposes

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and all recommended conditions imposed.

POLICY CONTEXT

Designation applicable to site:

Within Built up Area

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
TOUDM1	TOU DM1 Tourism related development
TOUSP1	TOU SP1 Sustainable tourism and the visitor economy

[Angmering Neighbourhood Plan 2014 POLICY EH1](#) Development in the Conservation Area

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Policies of the Angmering Neighbourhood Development Plan are HD1, HD4, HD5, HD6.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would complement the character of the area, improve the overall appearance of the building and enhance the Conservation Area within which it is located.

Conservation Areas/Listed Buildings

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Where the building affects the setting of Listed Buildings Section 66(1) of the Act states: where development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area or the setting of the nearby Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located within the Built Up Area Boundary (BUAB) where conversion of the Flint Barn & Garage Barn to ancillary residential use, albeit 2 No. studio apartments for holiday accommodation for artists is acceptable in principle subject to other policies within the Local Development Plan.

The key policy considerations in the determination of this application are policies D DM1, D SP1, TOU SP1, HER DM1, HER DM3 of the Arun Local Plan, Policies EH1: Development in the Conservation Area, HD4: Materials and HD5 of Angmering Neighbourhood Plan and the Nationally Prescribed Space Standards.

IMPACT ON VISUAL AMENITY AND CHARACTER OF THE AREA

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D SP1 - 'Design' states that all development proposals should seek to make efficient use of land

and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy HER DM1 seeks to protect and where possible enhance the setting of listed buildings. Policy HER DM3 seeks to preserve and enhance the character and appearance of the Conservation Area. Policy EH1 seeks sufficient detail in planning applications to assess impacts on the Conservation Area.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure that development requiring planning permission which, by virtue of their materials, are inharmonious with the area, are refused.

Policy HD5 on the Angmering Neighbourhood Development Plan states that proposals should demonstrate their consideration of the proposal on its surrounding. This means that the proposed development should conform to the existing built form of the area, and constitute a positive addition to the current style, and mix. New development must integrate well with the character of the locality, and its landscape setting.

The proposal represents conversion of the 2 existing barns and does not include any extensions to it. The appearance of the building would be improved by the fenestration alterations proposed and ancillary residential use would be in keeping with the character of the area. The proposal includes additional fencing within the rear garden, which would not be readily visible from outside the site. The barn buildings are not visible from the nearby approach road to the local shopping area.

The accommodation units each comprise a one bedroom unit and it is considered that the proposal does not result in a cramped form of development and is in keeping with the general more spacious residential character of the area. It is recognised that the proposal is for ancillary accommodation, but the units would not share any accommodation with the host property. It is considered that the proposal would be in keeping with the general pattern of development in the locality, the building is set back from the road frontage and located to the side of the existing dwelling. Their conversion would accord with policy DDM1 of the Local Plan and Rustington Neighbourhood Plan Policy 2.

RESIDENTIAL AMENITY

Whilst the 'Flint Barn' and the 'Tractor Store' are located immediately adjacent to 'The Honey Pot' to the west, the levels of activity generated by the proposed units would not be significant given that the units do not overlook this or any neighbouring properties, only have a single bedroom and are unlikely to have more than 2 occupiers at any time. Also the residential use would not be continuous. Traffic noise from parking and vehicle movements already exists in this area and the units are adjacent to the access to Glebe Farm.

The additional roof lights to the southern and western elevation of the 'Flint Barn' would be acceptable as they would not lead to additional overlooking. The same applies to the roof lights on the southern elevation of the Tractor Store. The existing barn door for the tractor would be replaced with eave to floor windows on the eastern elevation. These changes are acceptable and would not result in adverse overlooking of any neighbouring property or compromise the privacy of the applicant's property.

INTERNAL & EXTERNAL SPACE STANDARDS:

Policy D DM2 states: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is necessary to assess the proposal against internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the building is suitable for residential use.

The proposal accords with the Nationally Described Space Standards. This requires a minimum gross internal floor area of 50 m² for a single storey 1 bedroom 2 person dwelling. The internal floor area is approx. 58 sqm and 72 sqm respectively. The proposal therefore provides a satisfactory living environment for the occupiers and would not adversely affect their residential amenity.

D DM1 refers to the need for compliance with the Arun Design Guide. This is to part replace D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until this Design Guide is published, there is no policy within the ALP regarding private gardens sizes. Para 127 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future users. The proposed studio's would enjoy shared use of the grassed amenity area to the north of the Tractor/ Store Garage

The proposal complies with policies D DM1 & D DM2 and with the guidance in the NPPF (para. 127).

HIGHWAYS & PARKING:

ALP policy T SP1 seeks to ensure development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states:

"The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the Arun Design Guide taking into consideration the impact of development upon on-street parking"

Policy T DM1 requires that new development be located within easy access of established non-car transport modes/routes and also seek to contribute to the improvement of such routes & facilities.

Para 108 of the NPPF states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Regard should be had to para 109 which states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

The access to the site would remain as existing and a parking space is provided for each studio. Two additional spaces are also provided to the south of the access road.

The development would provide 1 cycle parking space per dwelling in accordance with WSCC's cycle parking standards as set out in "Guidance on Parking at New Developments" (August 2019). Cycle parking would take place within secure cycle stores within the curtilage of the properties.

IMPACT ON THE SETTING OF THE LISTED BUILDING & CONSERVATION AREA

The proposed conversion of the Flint Barn & Garage Barn into 2 No. studio apartments for holiday accommodation for artists would overall not harm the character of the Conservation Area or the setting of any nearby Listed Buildings.

Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states that the decision as to whether or not to grant planning permission, for development which affects a listed building or its setting must have regard to the desirability of preserving the building or its setting. Section 72 of the same act applies special regard to the desirability of the preservation of the character and appearance of Conservation Areas. The information submitted with this application is considered sufficient to assess the significance of local heritage assets proportionate to the minor nature of the development. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order

to assess the impact of the proposal upon these assets. In this instance, it is considered that the proposed development has 'less than substantial harm' upon the local assets. Therefore, Paragraph 196 of the Act applies, which states that where this level of harm is identified, the harm should be weighed against the public benefit of the proposal. The enhancements to the local restaurant would be considered to have public benefit, in that it is considered to benefit the local community and the improvements to the building would benefit the wider Conservation Area and the setting of nearby Listed Buildings.

The Conservation Officer recognises that the barns are a good example of traditional barns in a traditional farm complex layout and retain many features of interest. The site is accessed via a track which runs through the site and continues on pass a flint cottage and out onto High Street beside Old Well Cottage, which is a Listed Building. The buildings are of aesthetic and historic significance but the concept of the conversion of the existing barn structures is considered to be acceptable as it will ensure that the buildings are put to a good use, which ensure that they are suitably maintained and remain as heritage assets. No works to the exterior are proposed and the works to the interior of the buildings seem to reflect the existing open character of the former agricultural spaces in that very few new partitions are proposed.

The Conservation Officer has no objection to the proposal and the proposal is considered to comply with policy HER DM1 and HER DM3 of the Arun Local Plan and policy EH1 of the Angmering Neighbourhood Plan.

TOURISM

The proposal is considered acceptable in terms of its location close to existing village facilities including shops/pubs and restaurants, the seafront, bus services and the transport network. Since there would be a no adverse impact on the character of the area the proposal would comply with policy TOU DM1 of the Local Plan.

CONCLUSIONS

The application is therefore recommended for approval subject to the following conditions

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership,

pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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:

Location Plan/ Site/ Block Plan 00.10 RevP1,
 Proposed Site/ Block Plan 02.01 Rev B,
 Flint Barn plan/ roof plan/ elevations/ cross section as existing 00.04 Rev A,
 Flint Barn plan/ roof plan/ elevations/ cross section as proposed 02.03 Rev A,
 Tractor Store/ floor plan/ roof plan/ elevations/ cross section as existing 00.05 Rev A,
 Tractor Store/ floor plan/ roof plan/ elevations/ cross section as proposed 02.04 Rev A,
 Typical wall cross sections as existing and proposed 02.05,
 Refuse and re-cycling enclosure and cycle store as proposed 02.06 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 Notwithstanding the provision 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. The owner shall maintain a register of occupiers for each calendar year which shall include:

1) The full names, occupation, permanent address and contact telephone numbers of all of the person(s) occupying the premises; and

2) The start and end date of the stay and the purpose of the stay. It 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: To accord with policies TOU SP1, TOU DM1 and DDM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 No construction activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no noisy working activities on Sunday or Bank or Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adoption Arun Local Plan 2011 - 2031

- 5 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 - 2031

- 6 The new joinery work shall match exactly the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 7 The details and recommendations set out in the submitted Bat Scoping Report (October 2019), as well as the recommendations and enhancements asked for by the Council's Ecologist shall be implemented in full prior to the completion of the development and be retained thereafter.

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work). A bird box also needs to be installed on the building and or tree on the site.

Reason: To ensure the acceptable management of the landscaping on the site in accordance with Policy D DM1 of the Arun Local Plan.

- 8 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 9 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on 01903 737555.
- 10 INFORMATIVE: The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment

Agency should also be contacted regarding Exemption Permits to burn on site.