

PLANNING APPLICATION REPORT**REF NO:** **A/8/11/****LOCATION:** Avenals Farm
 Water Lane
 Angmering**PROPOSAL:** Conversion of barn/store into private residence for family members (re-submission of A/124/10/)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is to convert an existing agricultural building currently used as a store to residential use. The accommodation comprises a living room/kitchenette and two bedrooms with a parking space and garden area to the east included within the application site.
SITE AREA	0.5 hectares
RESIDENTIAL DEVELOPMENT DENSITY	20 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open
SITE CHARACTERISTICS	Detached traditional style single storey rural building. Flint elevations. Slate roof. Existing double opening onto roadway. Grass verge adjacent to track. Cracks are evident in each corner of the building adjacent to brick piers. Breeze blocks at eaves. Several other cracks in side elevation. Fields to east. Complex of farm buildings/dwellings to south and west.
CHARACTER OF LOCALITY	Predominantly rural.

RELEVANT SITE HISTORY

A/67/87	Proposed use of barn as a craft workshop producing hand-made pine furniture and associated crafts	Approve Cond 29-06-1987
A/26/90	Conversion of redundant farm buildings into single dwelling unit	Approve Cond 28-03-1990

A/77/90	Conversion of redundant farm buildings to form a single dwelling	Refused 06-06-1990 Appeal: Allowed 25 09 1990
A/139/05/	Change of use of redundant stables and storage buildings to owners offices.	Approve Cond 25-01-2006
A/124/10/	Conversion of barn into private residence for family members.	Refused 02-11-2010

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection

West Sussex Wildlife Protection

Barn needs checking for possible owl habitation.

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Engineers (structural)

Consultations responses received:

Council's Structural Engineer

Any peculiar structural irregularities should be picked up and overcome during the Building Control stage without detrimental effect to the existing structure.

County Highways

No objection

County Ecologist

No objection. The erection of bat boxes as recommended is welcomed and a suitably worded condition could be imposed.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary

Class A Road

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[DEV2](#)

The Form of New Development

Conversion of Rural Buildings for Residential Use

PLANNING POLICY GUIDANCE

PPS1
PPS7

Delivering Sustainable Development
Sustainable development in rural areas

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 has been satisfactorily demonstrated that the building is structurally sound and capable of conversion without significant rebuilding and that the ancillary nature of the use of the premises is adequate to address the requirements for a business use to be considered before residential and there would be no adverse effect on the rural character of the area.

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

The proposal is to convert a rural building to residential use. The resultant dwelling would be ancillary to the main dwelling at Avenals Farm and it differs from the earlier refusal in that the residential curtilage has been removed since this would be shared with the main dwelling and a structural survey has now been submitted.

The application falls to be considered under policy DEV2 of the Local Plan. It is compliant with this policy in that

(i) the application contains information to demonstrate that whilst no attempts have been made to market and use the premises for business purposes the premises are located within the entrance area to Avenals Farm and the applicant is seeking approval to use the building for ancillary residential purposes linked to the main dwelling. The main garden area of the existing house and parking would be used by the occupants. The applicant's agent has confirmed in a letter dated 01-04-2011 that the building is located within his client's gated property and that he does not wish the property to be used by anyone other than his family. The proposed family occupants currently reside at the farm prior to marriage.

(ii) it has been demonstrated that the building is structurally sound, of permanent construction, and capable of conversion without re-building or significant alteration. The cracks on the building have previously been addressed and repaired and have not worsened subsequently.

(iii) A bat survey has been submitted as part of the application and has been agreed by County Ecologist.

(iv) the resultant building is now appropriate in terms of its design. The proposed glazed opening in the south east elevation which was urban in appearance and out of keeping with the character of the existing building and the appearance of the countryside has been replaced with 2 windows and a door which are more in keeping with the appearance of the building and the rural setting.

(v) the red edge has been reduced to relate to the proposed dwelling only. The garden and car parking will be shared with the main dwelling. The curtilage has therefore been reduced to an acceptable level and would have no adverse impact on the rural character of the area. Traffic and activity levels are unlikely to increase since the occupier currently resides in the existing dwelling.

The building is located close to Avenals Farmhouse which is a Listed Building, but the conversion of this barn has no impact on the character or setting of the building.

No affordable housing contributions have been requested since the unit would be occupied by family members and not available on the open market. It is recommended a condition is imposed to restrict the use to purposes ancillary to Avenals the main dwelling.

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

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 1:1250, 1: 500 and 974/10.

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

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Avenals Farm as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV2 of the Arun District 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 which would lead to an unsatisfactory relationship between independent dwellings and adversely affect the rural character of the area.

- 4 No development shall be carried out unless and until a schedule of materials and finishes to be used for the windows been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the conversion hereby approved.

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 policies GEN7 and DEV2 of the Arun District Local Plan.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to control the development in the interests of the character and appearance of this building group which is outside the built-up area, as defined, where normally only that development essential in the interests of agriculture/forestry is permitted in accordance with policy GEN7 of the Arun District Local Plan.

- 6 No development, demolition or alterations to buildings shall take place until details indicating how suitable provision will be made for bats' habitats have been submitted to and approved by the Local Planning Authority and such habitats shall be secured/provided before development commences and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of bats to ensure that a habitat remains for them during and after development in accordance with policies GEN30, DEV2 of the Arun District Local Plan.

- 7 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN7,DEV2

NATIONAL POLICIES: PPS1,PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.