

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BN/62/20/HH

LOCATION: Barnham Court
Church Lane
Barnham
PO22 0BP

PROPOSAL: Construction of a garage space and Gardener's Shed. This application may affect the setting of a Listed Building & may affect the character and appearance of the Church Lane Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct 2No. outbuildings which will serve as a shed and garage space to the rear of the property.

RELEVANT SITE HISTORY

BN/99/19/HH	Erection of a trellis (existing), 1 x vehicular gate (existing), 1 x pedestrian gate (existing), 2 x vegetal pergolas and vehicular gates at both entrances to property. This application may affect the setting of a listed building. This application affects the character and appearance of the Church Lane Conservation Area.	ApproveConditionally 21-02-20
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REPRESENTATIONS

No objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Historic England

- We wish to offer no comment on the application.

Engineers (Drainage) - Apply standard condition relating to surface water drainage.

Due to the scale of the proposal, it is not considered necessary to include this condition.

Conservation Officer

-Barnham Court is a Grade I Listed Building which is located within the Barnham - Church Lane

Conservation area. There are a number of other designated heritage assets within the immediate vicinity. The proposal is for a garage space and separate gardener's shed in the grounds of Barnham Court, located in close proximity to the parish Church and neighbouring former farm buildings. The proposed materials reflect those already used on traditional buildings in the locality and they have traditional character to them.

Having reviewed all of the information provided, it is considered that, on balance the application is considered to not cause harm to the significance of the heritage assets or their setting.

POLICY CONTEXT

Outside built up area boundary
Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The site is outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan. The proposal is for outbuildings in the plot of a dwellinghouse. The proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM1 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. In this case, the key policy considerations are deemed to be D DM1 of the Arun Local Plan.

DESIGN AND VISUAL AMENITY

The outbuildings will be situated to the south east of the property. The development is situated on a large plot and as such is not visible from the wider area.

The proposal seek to construct a 2 outbuildings. 1 is modest in size forming a garden shed and the other is larger in scale for storage of garden equipment. There are existing barns to the southern elevation and the proposed will be situated in close proximity to this.

The larger outbuilding will have a pitched roof to a height of 5.65m with eaves to 2.35m. This will run 10m in length along the boundary and is considered to continue the existing roofline due to its location next to existing barns. Whilst this outbuilding is large, due to the siting and design, it is considered well integrated with the existing structures and is not considered to appear unduly dominant or out of character. The smaller outbuilding will be slightly further north and will have a height and width of 3m and

depth of 5.5m, situated on existing foundations.

The smaller shed will be constructed with clay tiles and oak boarding. The larger outbuilding will consist of clay roof tiles, with brick walls and quoining and flint panels to the western elevation. These materials will be similar to those already in existence. As such they are considered to appear sympathetic in design and style to the surrounding buildings and appropriate for their countryside setting.

Due to the siting of the proposed development which is not visible from the street scene and its design, it is not considered to result in adverse impact upon the character of the area and accord with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The outbuildings are located to the south east of the property and in close proximity to the boundary. The boundary treatment to the rear of the proposed outbuildings consist of fencing with trellis above with a height of around 3m which helps to partially restrict the view.

Due to the siting, there are no neighbouring properties in close proximity to the proposed outbuildings with a road to the rear for access to Barnham Court Farm to the south west and St Marys Church situated to the East.

The larger outbuilding will have 3 rooflights with roofspace storage. These are situated to the south elevation however due to the siting of the structure are not considered to provide adverse views with no neighbouring property directly to the rear.

The remaining openings to the outbuildings will be at ground floor level and face towards the host dwelling, again not providing adverse overlooking.

Due to the siting of the proposed outbuildings and boundary treatment surrounding the site, it is not considered to result in adverse overbearing, overshadowing or overlooking impacts in accordance with D DM1 of the Arun Local Plan.

IMPACT ON HERITAGE ASSETS

Para 190 of the NPPF requires the LPA to consider the significance of the proposal on the heritage assets. Barnham Court is a Grade I Listed building located in a Conservation Area, with other designations located nearby and the asset is therefore of particular significance.

The proposal is for a garage space and separate Gardener's Shed in the grounds of Barnham Court, located in close proximity to the parish Church and neighbouring former farm buildings. The concept of locating a garage building and gardeners shed in this particular location would appear to be logical; it would adjoin existing (former agricultural) buildings which are located within a neighbouring farmyard complex. They are of a scale to reflect existing agricultural buildings and have a traditional character to them. Whilst located in close proximity to the listed church, it is suggested that as they reflect the neighbouring buildings, they would form a natural extension to the existing former agricultural building group and not necessarily a new insertion.

The proposed materials reflect those already used on traditional buildings in the locality, which is positive. Details of the proposed windows and pedestrian door have been provided as part of this application these are considered to be acceptable.

On balance, the development is not considered to cause harm to the significance of the heritage asset or their setting.

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.

In the absence of harm to heritage assets the proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area. The proposal is considered to accord with HERDM3 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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/Block Plan
- Details (doors and windows)
- Proposed Plans - 2782/03 Rev C
- Proposed Plans - 2782/02 Rev C
- Proposed Site Plan - 2782/01 Rev C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 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.

- 5 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.