

Recommendation Report for Planning Permission

REF NO: CM/13/20/PL

LOCATION: Kents Yard
Brookpit Lane
Climping
BN17 5QT

PROPOSAL: Variation of condition 2 (plans condition) following the grant of CM/19/17/PL relating to location & proposed site layout, proposed floor plan, south elevation, west elevation & roof plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is to convert and extend the former farm stable buildings to create 2 separate dwellings, one 4 bedroom and a 3 bedroom.
BOUNDARY TREATMENT	To Crookthorne Lane 2m high flint wall. To east overgrown bund planted with hedging. To east 2m high brick wall.
SITE CHARACTERISTICS	The site comprises single storey traditional flint and brick built farm buildings enclosing an inner yard area.
CHARACTER OF LOCALITY	The area is rural in character with a few neighbouring properties. Residential properties adjoin the site to the east and on the opposite side of Crookthorne Lane.

RELEVANT SITE HISTORY

CM/19/17/PL	Conversion of former agricultural buildings to form two dwellings (Revised design). Resubmission following CM/28/16/PL. This application affects the setting of a Listed Building.	ApproveConditionally 25-10-17
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The original planning permission permitted the conversion of the existing barn into 2 residential dwellings and was identical to that here submitted with the exception of the inclusion of 2 further windows and conservation roof lights.

REPRESENTATIONS

Climping Parish Council - No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

N/a

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

PD RESTRICTION

NO PUBLIC SEWER

OUTS BUILT AREA

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

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HDM4	H DM4 Conversion of rural buildings for residential use

[Clymping Neighbourhood Plan 2015 Policy CPN11](#) Quality of Design

Clymping Neighbourhood Plan 2015 Policy CPN13 Retain buildings or structures of character

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.

CPN 11 Quality of Design and CPN 13 Retain buildings or structures of character are considered relevant to this application.

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 the minor amendment to the scheme as a result would not have any material impact on the character of the area or the residential amenity of any neighbouring properties.

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 principle of development has been established in the previous planning permission CM/19/17/PL.

DESIGN AND RESIDENTIAL AMENITY

The site layout has not changed in any way. The only difference in the scheme proposed as to that originally permitted is the addition of 18 conservation roof lights and 2 windows. This is not considered to have a significant impact on the appearance or character of the buildings nor would it have any impact on the residential amenity of the host or any neighbouring properties. The scheme is considered to comply with policy D DM1 of the Arun Local Plan.

The addition of windows is subservient to the existing building and is considered to sympathetically relate to and be visually integrated with the existing building. The proposed scheme is considered to comply with policy D DM4 of the Arun Local Plan.

CONVERSION OF RURAL BUILDINGS

Policy H DM4 requires that 'The resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design.' The minor changes to the scheme are considered to be sympathetic in terms of visual design.

SETTING OF THE LISTED BUILDING

The amendment would not have any impact on the setting of the Listed Building neighbouring the site.

For the above reasons it is recommended that the application be approved subject to the following condition.

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 approved shall be carried out in accordance with the following approved plans ...
location and proposed site layout 293/10/01 revision C
proposed floor plan 293/01/08 revision C
south elevation 293/10/10 revision B
west elevation 293/10/11 revision B
roof plan 293/01/15 revision D

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.
- 2 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.
- 3 INFORMATIVE: The application only alters condition 2 of the original application CM/19/17/PL. All other conditions of that planning approval remain in force