

Recommendation Report for Planning Permission

REF NO: CM/27/21/PL

LOCATION: Kents Farm House
Brookpit Lane
Climping
BN17 5QU

PROPOSAL: Variation of condition 2 imposed under CM/50/20/PL to change bi-fold doors to sunroom into a pair of more traditional doors, removal of window to make door at lobby, reinstatement of bricked up window, install slated steel grill, amend staircase route to middle second floor & omit new front door in garage outbuilding and install as part of window infill. This application affects the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to amend the approved plans condition (2) to include the alterations including the following: - Change bi-fold doors to sunroom into a pair of more traditional doors. - Removal of window to make door at lobby. - Reinstatement of bricked up window within bedroom 1. - Installing slated steel grill above the basement light well. - Amend staircase route up to middle second floor level. - Omit new front door in garage outbuilding and install as part of window infill as substitute to garage doors. - Other internal changes, including changing bedroom 3 (on the approved plans) into a laundry, the sunlounge to become a kitchen, replacement of French windows in the study to a window. All other parts of the proposal remain as approved.
BOUNDARY TREATMENT	The proposal has been submitted following discussions with the National Trust. Boundaries are a mixture of flint walls, brick walls, hedging and fencing. None are affected by the works
SITE CHARACTERISTICS	Period farmhouse largely Georgian in character. The dwelling is substantial and comprises both older and newer portions. The formal entrance to the original building is off a side access road with its own parking forecourt and footpath directly to the front door. This access is less used in favour of the stable courtyard vehicle approach which takes the occupants to the kitchen entrance. All the main garden areas plus swimming pool are south of the house.

Externally there are various separate and linked buildings to the main body of the house. Double gates from Brookpit Lane open onto a courtyard surrounded by a range of brick and flint outbuildings including two double garages.

CHARACTER OF LOCALITY

The area is rural in character with a few neighbouring properties with one residential property on the opposite side of the road and a group of five to the south-east. Residential properties adjoin the site to the south and on the opposite side of Brookpit and Crookthorne Lane.

RELEVANT SITE HISTORY

CM/50/20/PL	Minor changes and reinstatements of missing features to the above property, predominantly the enlargement and structural improvements to a recent sunroom infil plus the reinstatement of two dormer windows & changes to two of the outbuildings as improved ancillary accommodation. This application affects the setting of a listed building.	ApproveConditionally 26-01-21
-------------	---	----------------------------------

REPRESENTATIONS

Climping Parish Council - No Objection provided Conservation Officer is satisfied.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

The scale of the alterations are such that they would not cause harm to the significance of the listed building. The success of such a scheme will depend upon the quality of materials, detailing and finishes proposed.

Conditions requested in respect of materials, staircase details including handrail, balusters and details of any new or replacement windows and doors including the material, decorative/protective finish, glazing, cross section of frame, glazing bars.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Outside Built up Area Boundary
 Within Gap between Settlements
 Grade 2 Listed Building
 Biodiversity Opportunity Area

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
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
HDM4	H DM4 Conversion of rural buildings for residential use
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
SDSP2	SD SP2 Built-up Area Boundary
SDSP3	SD SP3 Gaps Between Settlements

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.

The relevant policies of Climping Neighbourhood Plan have been considered.

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 there would be no materially adverse impact on visual or residential amenity or the character of the area.

LISTED

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, 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 or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The principle of development was established with the granting of planning permission CM/50/20/PL. This application relates only to the changes detailed. The scale of the development is unaltered. Considerations in respect of the impact on the Gap and biodiversity are unaltered by the proposal.

In this instance the main criteria against which the application will be assessed is as per policies D DM1, D DM4, DSP 1, HER DM1 and HER SP1 of the Local Plan, the NPPF and policies in the Climping Neighbourhood Plan.

Policy D SP1 Design states that development has to be designed in such a way that it reflects its immediate setting in terms of layout, landscaping, density, scale, character, materials, finish and architectural details.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Layout, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host building, its neighbours and the locality.

Policy HER DM1 sets out criteria which proposals which affect Listed Buildings must meet in order to be acceptable. These include preservation or enhancement of the building and its setting. Policy HER SP1 states that planning permission will be granted for development that conserves or enhances the historic environment.

IMPACT ON VISUAL AMENITY AND CHARACTER

There is no material impact of the proposal on visual amenity or, the character and appearance of the area since the physical changes are largely internal. The only external changes affect a few doors and windows which are not readily visible in the public realm. The overriding character and visual quality of the scheme will remain unaffected.

Therefore, it is considered that the proposed changes would not result in unacceptable harm to the character of the locality and is deemed to accord with the limitations of D SP1 and D DM1 of Arun Local Plan. Policy CPN 11 of Climping Neighbourhood Plan requires new development, including rebuilding and alterations to be of high quality design and to protect and enhance local character. It is considered that the treatment of the buildings as proposed protects the rural character of the area in accordance with this policy.

RESIDENTIAL AMENITY

Given the separating distances between dwellings the proposal will not have an appreciable increase on the level of impact on neighbouring residential amenity and accords with policy D DM1 in this respect.

HERITAGE CONSIDERATIONS

National Planning Policy Framework (NPPF) paragraph 199 states that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) stresses that when considering whether to grant permission for development which affects a Listed building or its setting the Local Planning Authority should 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 application includes a heritage statement in accordance with Paragraph 194 of the NPPF which requires applicants to describe the significance of any heritage assets affected. The level of detail should be proportionate to the asset's importance. Paragraph 195 states that Local Planning Authority's are required to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account any necessary expertise. The comments of the Conservation Officer have been sought. There is no conflict between the heritage asset's conservation and any aspect of the proposal as set out below.

Given that the external changes to the building are the same style as existing fenestration details they would result in less than substantial harm to the Listed Building. This harm when weighed against public benefits is acceptable. The proposal still includes the creation of 2 ancillary units of accommodation and upgrade of the accommodation within the main dwelling which secures its optimum viable use in accordance with para 202 of the NPPF.

Therefore the proposed development would satisfy the requirements of NPPF, Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and policy HER DM1 of the Arun Local Plan. There is interdependence between the outbuildings in that outside amenity space and parking are shared with the host property. The proposal will sustain and enhance the heritage asset and retain a viable use consistent with its conservation and maintenance in the long term. It does preserve important elements of the building which is supported.

The proposal does not therefore adversely impact on the conservation of the heritage asset or its setting or result in harm and therefore accords with policies HER DM1 and HER SP1 of Arun Local Plan and the NPPF.

CONCLUSION

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 approved shall be carried out in accordance with the following approved plans:

Location, Block, Floor and Elevation Plans 112/168/6 revC

Proposed Floor Plans Main House 112/168/4b

Proposed Main House Elevations 112/168/5 revD.

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 Details of any new or replacement windows and doors including the material, decorative/protective finish, glazing, cross section of frame, glazing bars shall be submitted to and approved by the Local Planning Authority prior to installation and the development shall proceed in accordance with the details so approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of Arun Local Plan.

- 3 Prior to installation of the staircase details of the handrail and balusters shall be submitted and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the staircase.

Reason: To enable the Local Planning Authority to control the changes to the Listed Building in detail by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of Arun Local Plan.

- 4 INFORMATIVE: This permission relates to the variation of condition 1 of planning permission CM/50/20/PL only. The applicant is advised and reminded that the planning conditions attached to the original planning permission number CM/50/20/PL remain in force and must be complied with. This decision only relates to the variation of Condition 2 of that planning permission.

- 5 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.

- 6 **INFORMATIVE:** This current application is for planning permission. A separate application for Listed Building Consent would need to be submitted in respect of these changes.