

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

REF NO: CM/29/17/HH

LOCATION: The Dairy  
Brookpit Lane  
Climping  
BN17 5QU

PROPOSAL: New front doors and entrance alterations, together with internal alterations.

|                              |
|------------------------------|
| <b>SITE AND SURROUNDINGS</b> |
|------------------------------|

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | <p>This application has been revised following the original comments of the Councils Conservation Officer.</p> <p>It is proposed to carry out internal works and to add new porch doors. The internal works relate to minor bathroom alterations to form a cloakroom, enlarging a sitting room by incorporating a bedroom into it. An existing opening in a hallway wall would be narrowed and a door inserted. The new entrance doors would be a slightly set back glazed door with sidelights with a pair of outer timber boarded doors in front.</p> <p>The application has retained the items relating to removal of modern stud work internally etc. A new roof above the entrance (porch) has been deleted.</p> |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| TREES                      | None affected by the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| BOUNDARY TREATMENT         | Mixed boundary of fencing and hedging. Site is well screened from surrounding area and views into site are minimal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SITE CHARACTERISTICS       | <p>Site occupied by dwelling of single storey appearance with bedrooms in roof and roof lights. Brick and partially timber framed. Existing double entrance doors. Doors and windows wood and stained/varnished appearance. Roof lights are 'conservation' type ones.</p> <p>List Description as follows:</p> <p>Barn at Kents Farm to south east of the farmhouse and to the south of Nos 1 and 2 Brookpits Manor Cottage Restored long timber-framed barn with red brick infilling. Tiled roof. Windows with wooden mullions. Half-hipped gable at north end of west front.</p>                                                                                                                                     |
| CHARACTER OF LOCALITY      | Rural area, sporadic development. Nearby buildings residential, some are also Listed Buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                              |
|------------------------------|
| <b>RELEVANT SITE HISTORY</b> |
|------------------------------|

|            |                                                                                                                                                                                                                       |                                  |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| CM/30/17/L | Listed building consent for new front door, porch roof over, remove internal wall on first floor, new ballustrading on first floor, new internal window on ground floor & removal of partition walls on ground floor. |                                  |
| CM/9/95    | Change of pitch of roof to form studio over garage (Amendment to CM/11/94)                                                                                                                                            | ApproveConditionally<br>20-06-95 |
| CM/11/94   | Change of roof pitch to form studio over stable block                                                                                                                                                                 | ApproveConditionally<br>13-07-94 |
| CM/3/93    | Sectional timber garden shed, new store to stable block and provision of dormer windows to south elevation in lieu of roof lights                                                                                     | Approve<br>07-04-93              |

Noted.

|                        |
|------------------------|
| <b>REPRESENTATIONS</b> |
|------------------------|

**REPRESENTATIONS RECEIVED:**

Climping Parish Council

Climping Parish Council - No objection subject to no objection from Conservation Officer.

No representations from nearby occupiers.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Noted.

|                      |
|----------------------|
| <b>CONSULTATIONS</b> |
|----------------------|

Conservation Officer

Conservation Officer

**CONSULTATION RESPONSES RECEIVED:**

The Conservation Officer raises no objections to the revised proposal, subject to conditions.

**COMMENTS ON CONSULTATION RESPONSES:**

The applicant has confirmed that there are no proposals to carry out works beyond that is proposed in the submitted revised drawings. The Conservation Officer had queried the extent of the works which might be proposed following her site visit.

## POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Grade II Listed Building

Adjoins Grade II Listed Buildings

## DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN3 Protection of the Countryside

GEN7 The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

C SP1 Countryside

D DM1 Aspects of Form and Design Quality

D DM4 Extensions & Alterations to Existing Buildings

D SP1 Design

HER DM1 Listed Buildings

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

## PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

## POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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

The Main Modifications to the Arun Local Plan (2011-2031) were published for Public Consultation purposes over a six week period from Friday 12 January 2018 until 5pm on Friday 23 February 2018 and the consultation period is now over. The emerging Arun Local Plan is therefore at a very advanced stage

and carries weight.

#### The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Clymping Neighbourhood Plan is relevant to this application and Policy CPN 11 is a material consideration.

#### Policy CPN 11 Quality of Design

New development, including, rebuilding or alterations, must be of a high quality of design and protect and enhance local character as assessed by the Clymping Character Assessment.

Good design in Clymping means:

- a) responding to and integrating with the local built environment and landscape context as described in the Clymping Character Assessment; and
- b) respecting established building set back, using boundary treatments that reflect local context, and arrangements of front gardens, walls or trees and hedges; and
- c) using good quality materials that complement the existing palette of materials used within Clymping; and
- d) maintaining the visual importance and setting of landmark buildings as designated in the Clymping Character Assessment; and
- e) adopting the principles of sustainable urban drainage; and
- f) taking into account the requirements of 'Secure by Design'<sup>4</sup> to minimise the likelihood and fear of crime; and
- g) using innovation to achieve low carbon sustainable design; and
- h) providing for:
  - sufficient external amenity space,
  - refuse and recycling storage
  - car and bicycle parking
  - child and disabled facilities where appropriate
  - the Integration of meter boxes, lighting, flues and ventilation ducts, gutters and pipes, satellite dishes, aerials and telephone lines

Development proposals of poor design that fail to take the opportunities available for improving local character and quality of an area and the way it functions will not be permitted.

#### Clymping Character Assessment

The site falls within an area referred to as 'Traditional Clymping' in the Assessment, design guidance for

that area requires that new development respects its historic and visual context, scale and siting needs to be appropriate to surrounding properties and suitably landscaped for the rural and historic setting. Boundaries need to be flint walls where this is the predominant form or otherwise native hedgerows. Construction materials need to be chosen from a palette that respects historic village form and reference Sussex rural vernacular.

The proposals are consistent with the Neighbourhood Plan and the Character Assessment design guidance.

## **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 have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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**

### **PRINCIPLE & RELEVANT POLICIES:**

Whilst the dwelling is located outside of the built-up area boundary the proposal is for a minor external alteration involving replacement porch doors and will be subject to policy GEN7 and Clymping Neighbourhood Plan, CPN 11.

### **DESIGN & VISUAL AMENITY**

The proposed works as revised result in only very limited change to the appearance of this property externally and have very limited impact therefore. They are considered to be sympathetic and do not result in harm to the external appearance of the building. The proposals are therefore in accord with policies.

### **IMPACT ON AMENITY**

The proposals do not give rise to impact on the amenities of surrounding occupiers and are therefore in accord with policies.

### **LISTED BUILDING**

Listed Building considerations are dealt with in the report relating to CM/30/17/L.

### **SUMMARY**

The proposed extensions do not give rise to harm to visual or residential amenity. Matter of details from consultations can be addressed by conditions. The proposal is in accord with policies and it is therefore recommended that planning permission be granted 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

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 drawing:

Drawing Number 171128/01 - Existing Plans & Elevations - Dated July 2017

Drawing Number 171128/03 Rev B - Site Plans - Dated June 2017

Drawing Number 171128/02 Rev A - Proposed Plans & Elevations - Dated August 2017

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 No development shall take place unless and until a schedule of materials and also details of joinery design and finishes (and if requested, samples) to be used for internal and external works hereby permitted has been submitted to and approved by the Local Planning Authority and the materials and finishes so approved shall be used in the carrying out and completion of the works.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to

achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.