

Recommendation Report for Planning Permission

REF NO: CM/3/20/PL

LOCATION: Black Horse Inn
Climping Street
Climping
BN17 5RL

PROPOSAL: Variation of condition 2 imposed under CM/49/19/PL relating to Site/Block plan, proposed ground and first floor plans, north, south, east and west elevations, garden room plan & roof plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to amend an earlier application, CM/49/19/PL, these relate to minor external changes, and some internal alterations.
BOUNDARY TREATMENT	The elevation facing the street scene (Western elevation) is bordered by a small, 1m wall. The Northern and Eastern elevations are bordered by a mixture of hedging, and fencing. The Southern elevation is reasonably open plan.
SITE CHARACTERISTICS	The Black Horse Public House is a C.18 two storey detached building. It is faced with flints, now painted with a tiled roof. Windows are casement in style.
CHARACTER OF LOCALITY	The host building is located within the attractive street setting of Climping which winds its way down to the attractive beach. The lane itself is rural in character with a limited number of cottages and other houses. The lane contains a significant number of trees and other vegetation.

RELEVANT SITE HISTORY

CM/5/20/PL	Variation of condition 2 imposed under CM/50/19/L relating to Site/block plan, proposed ground & first floor plans, north, south, east & west elevations, garden outbuilding, roof plan, joinery details for interior door, joinery details for exterior door, joinery details for new windows & joinery details for dining room screen-centre.	
CM/49/19/PL	Single storey extensions to east/south elevation, first floor extension to north elevation, new garden building & change in materials in carpark. This application affects the setting of a listed building.	ApproveConditionally 11-11-19

CM/50/19/L	Listed building consent for a single storey extensions to east/south elevation, first floor extension to north elevation, new garden building & change in materials in carpark.	ApproveConditionally 11-11-19
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Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection. These alterations are considered to be acceptable and not harm the significance of the listed building.

As a consequence, the proposals should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary
Grade II Listed Building
Area of Special Control - Adverts

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)

ENVDM5	ENV DM5 Development and biodiversity
DSP1	D SP1 Design
EMPDM1	EMP DM1 Employment Land: Development Management
HERDM1	HER DM1 Listed Buildings
SDSP2	SD SP2 Built-up Area Boundary

[Clymping Neighbourhood Plan 2015 Policy CPN1](#) Protect Community Facilities

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 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.

Climping Parish benefits from a 'made' Neighbourhood Development, of which Policies CPN1 and CPN11 have been considered as part of 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 proposed amendments to the appearance of the building are not considered to have a significantly harmful impact upon the character of the host building or its locality.

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 proposal seeks to amend a condition relating to the approved plans in order to allow for some internal alterations, and minor external changes. Consideration of this application is therefore limited to any potential impact on the character and appearance of the host building, and its locality.

DESIGN AND VISUAL AMENITY

Due to the minor scale of the proposed alterations, they are considered to have a limited impact upon the character and appearance of the host building. These comments are echoed by the Conservation Officer, who states that the amendments do not have any significantly harmful impact upon the significance of the Listed Building.

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.

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 Condition 2 attached to CM/49/19/PL is varied to read;

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

- Proposed Site/Block Plan - 600 -103 - Rev. F
- Proposed Ground Floor Plan - 600 - 110 - Rev. G
- Proposed First Floor Plan - 600 - 111 - Rev. F
- Proposed Roof Plan - 600 - 113 - Rev. B
- Proposed North Elevation - 600 - 121 - Rev. E
- Proposed Southern Elevation - 600 - 122 - Rev. D
- Proposed Eastern Elevation - 600 - 123 - Rev. E
- Proposed Western Elevation - 600 -124 - Rev. D
- Proposed Garden Outbuilding Plan - 600 - 799 - Rev A.

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: This permission relates to the variation of Condition 2 of planning permission CM/49/19/PL, in that it has been superseded by Condition 1 of this application. The applicant is advised and reminded that the planning conditions attached to the original planning permission, CM/49/19/PL, remain in force and must be complied with. This decision only relates to the variation of Condition 2 of that planning permission
- 3 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.