

Recommendation Report for Planning Permission

REF NO: CM/45/19/PL

LOCATION: Ryebank Farmhouse
New Barn
Grevatts Lane
Climping

PROPOSAL: Application for variation of condition 2 imposed on planning permission CM/28/17/PL relating to approved plans - Changes to internal layout. Minor alterations to location of roof lights. Traditional brick & flint granary staircase to North East elevation. Barn owl roosting box on North East elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application includes alterations to the approved scheme which comprise the following: - Kitchen/ living spaces and bedroom accommodation switched from ground floor to first floor. - Alterations to previously permitted locations and number of conservation roof lights along roof slopes. - Brick and flint granary stairs added to create a rear entrance to the top floor kitchen & living spaces located on North East elevation. - Barn Owl roosting box on North East Elevation hipped end .
SITE AREA	0.56 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	2 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to field boundaries
SITE CHARACTERISTICS	The site comprises an agricultural barn which is a heritage asset and an attached cattle byre which is currently in use for concrete manufacture and recycling. The structures include 5 silos and the site area is defined by concrete surfacing. It is proposed to demolish the derelict glasshouses to the east of the site.
CHARACTER OF LOCALITY	The site is located in an agricultural area and benefits from some tree screening to the north.

RELEVANT SITE HISTORY

CM/61/19/DOC	Approval of details reserved by condition imposed under reference CM/28/17/PL relating to Condition No 4 -
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Construction Method Statement.

CM/37/19/DOC	Approval of details reserved by condition imposed under ref CM/28/17/PL relating to Condition Nos 3 - schedule of materials & finishes, 4 - construction method statement & details, 6 - ecological watching brief, 7 - bats/owls habitat and 8 - landscape scheme.	DOC Part Approved 12-11-19
CM/28/17/PL	Repair, restoration, extension & change of use of Heritage Asset barns from concrete pre-fabrication factory to single residence.	ApproveConditionally 08-03-18
CM/3/13/DOC	Application for approval of details reserved by contion 4 (materials and finishes) following a grant of planning permission CM/1/11/	DOC Approved 15-03-13

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Ecology Advisor
Southern Water Planning
Engineering Services Manager
Engineers (Drainage)
Engineers (structural)
Historic England
Building Control
Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Structural Engineer - No Comment

Historic England - Consultation not required.

Southern Water - No Objection. No change from previous comments.

Ecology Officer - No Objection. Position of bat box is acceptable.

Conservation Officer - No Objection

Internally, the previously permitted Kitchen/ Living spaces and Bedroom accommodation is relocated from the ground floor to the first floor. This opens up the entire first floor area, and results in a limited number of additional partitions being inserted in the previously proposed kitchen area. Such a proposal is considered to better accord with the guidance prepared by Historic England and is acceptable.

Minor alterations are proposed to the conservation roof lights which include the relocation of a limited number of units, enlarging one existing unit, and introducing an additional one (on the north-west elevation). These amendments are not harmful.

The introduction of traditional brick and flint granary stairs to create a back entrance to the proposed first floor kitchen and living room would not harm the character of the building. Details of the railings and the flint/brickwork could be conditioned in order to ensure that they are appropriate for the building.

The three windows on the south-west elevation, and two windows on the south-east elevation have slightly increased in size. Whilst they are larger in size, it is thought that they do not alter the character of the building significantly enough to raise any concern

COMMENTS ON CONSULTATION RESPONSES:

- comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Within Strategic Gap

Non Designated Heritage Asset

DEVELOPMENT PLAN POLICIES

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

SDSP2	SD SP2 Built-up Area Boundary
CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
HDM4	H DM4 Conversion of rural buildings for residential use
DSP1	D SP1 Design
LANDM1	LAN DM1 Protection of landscape character
SDSP1	SD SP1 Sustainable Development
SDSP3	SD SP3 Gaps Between Settlements

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

Clymping Neighbourhood Plan 2015 Policy CPN10 Protection of high grade Agricultural Land

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

Clymping Neighbourhood Plan 2015 Policy CPN7 Protection of open views

Clymping Neighbourhood Plan 2015 Policy CPN8 Protection of Trees and Hedgerows
Clymping Neighbourhood Plan 2015 Policy CPN9 Protection of Natural Habitats

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 Neighbourhood Development Plan

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. Policies CPN 7, 8, 9, 10, 11 and 13 of the Clymping Neighbourhood Plan are considered to be relevant to determination 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 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

The principle of conversion has previously been approved under CM/28/17/PL. The permitted scheme is being amended as set out above and the assessment of the proposal is limited to the impact that these alterations have on the character of the building, surrounding area and residential amenity.

The swapping of kitchen/ living spaces and bedroom accommodation from ground floor to first floor reduces the compartmentation within the barn and is a positive supported change which retains more of the internal character of the barn. It is noted and agreed with the agent that with reference to the generally accepted Guidance Notes for Farm Building & Barn Conversions the newly proposed layout would provide gable to gable sight lines as you enter the front and rear doors of the barn with the original oak frame exposed and fully visible. It is also noted within these guidance notes that compartmentation with the building should not be excessive and that subdivision of spaces should be kept to a minimum.

The newly proposed internal layout will reduce subdivision of spaces and the feeling of compartmentation throughout. The consequent alterations to roof light positions and an additional rooflight are not considered to be significant in terms of the impact on the character of the building or visual amenity.

The additional brick and flint granary stairs to create a rear first floor entrance to the top floor kitchen & living spaces is of traditional design and discretely located in a position that is not readily visible from outside the site being screened from the north by significant hedging.

The Barn owl roosting box on North East Elevation hipped end has been provided to address potential ecology conditions and is conditioned to be retained in perpetuity. The approved application included a Bat Survey and Protected Species Report in respect of owls and bats in accordance with policy ENV DM4. The Ecologist has no objection to the proposal.

The site lies in a countryside location and within a Settlement Gap where development is strictly controlled. The changes to the approved conversion of the building with the only external addition being the staircase which measures 1.5m in width, 4.4m in length and 3.3m in height would not encroach into open countryside and would have no adverse impact on the character of the surrounding area or the integrity of the gap. The bulk of the buildings would not be appreciably altered and neither would the prominence of the building.

The conversion of the building would remain compliant with policy HDM3 of the Local Plan. The buildings structural integrity would not be altered by the changes proposed and it remains sympathetic to its setting in terms of form, bulk and visual design. It is noted that the window openings in the south east and south west elevations have increased but the proportions still retain a narrow, elongated rectangle profile, which are on the limit of acceptability, but they do not adversely impact on the rural character of the building

In terms of amendments to the design the alterations are considered to be sympathetic, the number of additional openings in the main barn remain limited.

Although the surrounding landscape is flat and open the buildings are screened from view to the north by hedging and tree planting is proposed to the south and east and west. This would assist in assimilating the dwelling into its setting.

The proposal remains consistent with policy ADC Policy LAN DM1 (Protection of Landscape Character) and Neighbourhood Plan Policy CPN 9 (Protection of Trees and Hedgerows), CPN 8 (Protection of Open Views), CPN 9 (Protection of Trees and Hedgerows) and CPN 13 (retain buildings or structures of character).

The building is of historic or architectural importance, and is considered to be a heritage asset and it has been demonstrated that there will be no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting. The Conservation Officer have raised no objection to the proposal.

There would be no change to the amount of traffic generated by the amended proposal. The number of bedrooms has not increased.

The use of the premises as a residential property has previously been assessed and approved and the change in fenestration and layout and provision of a staircase would not alter the impact on residential amenity.

Given the design of the building, its position and the proposed landscaping it is not considered that the amended proposal would be harmful to the setting of the listed building Bailiffscourt to the south east. Indeed it would represent an improvement in the visual amenity of this particular part of the landscape.

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 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 Plan P03
Proposed Plans & Elevations P01 - P3
Proposed Plans & Elevations P02 - P3

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 The barn owl box hereby approved on the North East elevation gable shall be provided prior to occupation of the dwelling and retained in perpetuity.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy ENV DM4 of the Arun Local Plan

- 4 Prior to installation of the staircase hereby approved precise details of the railings and the flint/brickwork shall be submitted to 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 development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of Arun Local Plan.

- 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 permission relates to the variation of condition 2 of planning permission CM/28/17/PL only. The applicant is advised and reminded that the planning conditions attached to the original planning permission number CM/28/17/PL remain in force and must be complied with. This decision only relates to the variation of Condition 2 of that planning permission