

LAND TO THE WEST OF CROOKTHORN BYRE

BROOKPIT LANE, CLIMPING BN17 5QU

PLANNING AND DESIGN & ACCESS STATEMENT FOR A NEW HOUSE

1.0 OUTLINE

1.1 This application is for the construction of a new high quality house on a 1,744 sq m (0,1744 hectare) plot of land to the West of Crookthorn Byre (previously known as East Barn Stables).

2.0 PLANNING HISTORY

2.1 This plot forms part of the land designated "garden" in a planning approval ref CM/21/90 dated 23.08.90 for conversion of agricultural buildings to residential, including the erection of new garages. The relevant approved plan dated 23.08.90 is attached on which the garden areas are hatched with dots.

3.0 CONTEXT

- 3.1 There is a private unmade up lane, sometimes known as Love Lane, running South off Brookpit Lane immediately to the East of Kents Farm.
- 3.2 This lane serves a cluster of 7 houses, all in similar rural styles, and carries on for a further 150 metres to the Climping Campsite consisting of 3 buildings.
- 3.3 This proposal would add an 8th house to this group within their overall combined curtilage, and on residential land with no loss of agricultural land.

4.0 ARUN LOCAL PLAN

- 4.1 This group of 7 houses, together with a further 7 along Brookpit Lane/Crookthorn Lane form a larger group already lying in the designated gap between Littlehampton and Middleton-on-Sea, where further residential development is discouraged. However, this policy is mainly focused on preventing medium to large scale developments or isolated buildings within empty countryside.
- 4.2 This single house added within a tight group of 7 falls outside those concerns and would not compromise the "Climping Gap" in any meaningful way.
- 4.3 Policy 7.45 states that "the development of gaps is not intended to rule out all development, but to allow for appropriate small-scale development which is in keeping with the rural nature of the gaps. Development in the gaps must be appropriately sited and designed to minimize the impact on the openness of the gap.

- 4.4 Being totally within an existing group of houses, this additional house would not reduce the gap at all, and would not increase the Built Up Area Boundary.
- 4.5 The Council is already behind in updating the Local Plan with regards to housing delivery, and this house would be one towards their target of 1,400 dwellings per year, positive even if it is a drop in the ocean. Rather than high density development which does not reflect the nature of the region and is naturally unpopular with local residents, this proposal discretely adds a house with little impact.
- 4.6 Policy SD SP1 The site, as already stated, is a relatively untended garden area, and could not be annexed to the adjacent farmland due to being cut off from it by the lane to the campsite which is set in a trough. The policy encourages development which reflects the area's character and enhances built heritage, which this does by fitting in with the neighboring buildings. The setting of the nearby listed Lower Dairy Barn will not be compromised, as this new building takes many design cues from it.
- 4.7 The construction of single houses within the Climping Gap south of the A259, where they fall within an existing cluster of buildings and where their character, in particular the materials employed, do not detract from nearby heritage assets, have been approved by the council such as recently at 3 Kents Cottages ref CM/22/24/PL.
- 4.8 Policy ENV DM5 seeks to achieve net gain in biodiversity. This piece of land has trees and undergrowth around the edges which will be retained for screening as well as retaining wildlife habitat, and will be increased with native species, particularly on the banked Southern and Western borders. No structures exist that could house bats.
- 4.9 Policy T SP1 The addition of one house will not significantly add to traffic in the private lane or in Brookpit Lane.

5.0 DESIGN AND APPEARANCE

- 5.1 The house has been designed with the same palette of materials present in its immediate neighbours.
- 5.2 Since the previous application CM/15/24/PL, withdrawn in July 2024, positive design points raised in the Conservation Officer's report dated 01/07/24 have been adopted, and the construction of the walls changed to reflect that of both the two nearby Listed Buildings, each rather different from the other but sharing a rural character. This design being an amalgam of the neighbouring styles, is now more empathetic to its surroundings.
- 5.3 The ridge and eaves of the central section have been lowered by 150m and the North and South roof hips lowered by 450mm from those of the withdrawn scheme, reducing the overall profile and bulk. Being predominantly single storey with only a raised centre section, and with materials in harmony with the adjoining buildings all the way up to Brookpit Lane, the impact of this building on the immediate surroundings will be acceptable, and will not detract from the open nature of the land stretching down to the sea.

5.4 The 35.2 sq m gross internal area detached double garage to the West of the house is set into the land, so that on the West, South and East elevations it rises only 1.2m above the ground. It has a green planted roof and is largely surrounded by trees, giving it a minimal presence.

5.5 All room sizes meet or exceed current standards, and the internal room relationships are entirely logical and desirable.

5.6 There is ample garden around all sides of the house.

5.7 The design incorporates 18 all black recessed “in roof” solar panels on the South roof slopes with battery storage, and along with the proposed air source heat pump, mechanical heat recovery, passive standard insulation and triple glazing, will make the building largely self-sustainable all year.

5.8 The walls will be a mix of flint and soft red multi stock bricks to give a near match to the adjoining buildings, with some ventilation slits to give the appearance of a barn conversion.

5.9 The windows will be plain UPVC casements in a colour to blend in with the neighbouring buildings.
The roof tiles will be multi coloured clay, cambered to look hand made, and there will be exposed rafter feet.
The rustic timber cladding will have its bark retained and be unstained and unvarnished to weather naturally.

5.10 There will be recycling of rainwater, a pond in the garden, and a sewage treatment plant discharging clean water onto the existing ditch. There will be an electric vehicle charging point.

5.11 The building is designed to be easily used into old age, with disabled access via the rear and North side gardens, and internal space allocated for a home lift large enough for a wheelchair to the upper floor.

6.0 SCALE

6.1 The scale of the building is in keeping with its immediate neighbours, which are single or two stories.

7.0 AMOUNT AND SITE LAYOUT

7.1 Only a single house measuring 156.4 sq m gross internal (193.5 sq m gross external) is proposed, positioned a little West of the centre of the site to provide an ample “rear” garden to the East.

7.2 During construction, the existing trees, all of which are to be retained, will be protected by Herras fencing.

8.0 ACCESS

8.1 Access will be via the private lane - car, delivery and pedestrian -, and there are public footpaths bordering the site.

9.0 NATIONAL TRUST COVENANT

9.1 Most of the immediately surrounding land is subject to a National Trust covenant restricting new building. However, on perusal of the Land Registry records, it can be seen that this parcel of land is not subject to such a covenant, and therefore this cannot be used as an objection or reason for refusal.

CB 24.12.24

LOCATION PLAN

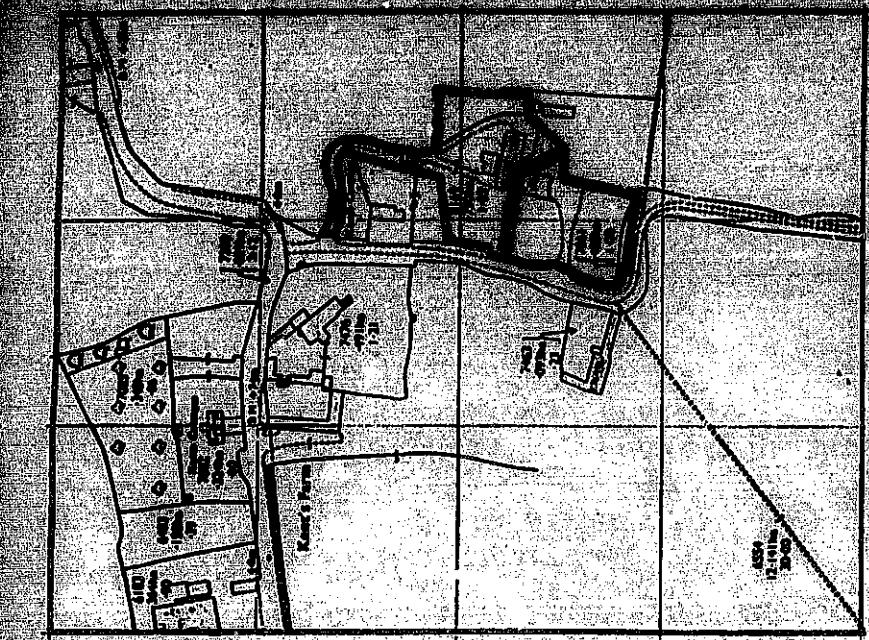
1: 2500

BARN RESTORATION & GROOMING AREA, CLIMBING, ETC.

Scales: 1:2000 Job No. 200

Building Surveyor
Architectural Services

24/01/1971



SITE PLAN: 1:500

