

Recommendation Report for Planning Permission

REF NO: CM/50/20/PL

LOCATION: Kents Farm House
Brookpit Lane
Climping
BN17 5QU

PROPOSAL: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposals for the main house comprise:

- 1) Roof area of main dwelling - Reinstatement the pair of four casement, flat roofed, dormer windows to the rear of the Georgian building at second floor as a replica of what has previously been removed. This work includes a full overhaul internally and re-roofing to bring this part of the property to a good standard and avoid the current leakages of both water and heat including repair and re-tiling of the south end gable where severe damage has occurred
- 2) Access to the 17th Century Second Floor Rooms - There is no staircase to two established bedrooms in the roof of the original building. This feature was removed in favour of an access trap and a roof ladder. The proposed stair is to comply with current Building Regulations for means of escape, but will be positioned to avoid damage the main structure.
- 3) Garden/Sun Room - The proposal is to substitute existing pillars and posts with steel beams on a new outside support, but at the same time pushing out the glazed screen to provide more usable space. This would be linked to the Georgian sitting room by opening up an existing archway.
- 4) Kitchen/Breakfast/Dining Room - are all separate areas in the family end of the house, centred around the kitchen. This room has already had modern brickwork additions, but the proposal would provide a better internal link to the dining room and create a breakfast room midway. 2 oak posts are proposed to substitute for the modern brick piers.
- 5) Central Bathroom Zone - located in the modern wing of the house at first floor level. It is proposed to fit out four bathrooms; three at first floor level, one at second, plus cloakroom and kitchen at ground floor level to add an en suite guest bathroom to bedroom 2.
- 6) Basement/Cellar - is under used and damp. The proposal is

to open up one corner of the room and create a 2m x 3m light well.

7) Stitch back a structural crack to the west gable of the 17th Century section adjacent to a flue stack.

8) Re-open blocked doorway next to the proposed second kitchen in the wing.

9) Open up wall to main bedroom and improve access to the master bedroom and link a dressing room with a new, master bathroom using one of the bedrooms.

10) Within master bedroom, remove modern shower room and open up ceiling to reveal period roof space.

11) Move oil fired boiler and water storage from house into the adjacent linked building.

12) Overhaul and upgrade all the heating and plumbing installation plus rewire the house.

Works to 2 of the outbuildings include upgrading and modernisation for supplementary ancillary use to the main property and comprise: -

1) The 2 storey garage building west of the courtyard gates currently used as a gym and general store is proposed to be converted to a one bedroom guest unit. The external change is to install a front door and replace the garage doors with a pair of deep windows.

2) The Fruit Store Building is a single storey rectangular structure with existing windows and doorway. The proposal is to modernise this space to provide a remote study/snug for the main house with its own

toilet and kitchenette as ancillary accommodation. The only external change is the replacement of a small end window with a pair of patio doors accessing a south facing terrace.

SITE AREA

1.01 hectares

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

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.

REPRESENTATIONS

Climping Parish Council - No Objection

On the basis that changes made to outbuildings are for ancillary use only and that the Conservation Officer has no objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

The proposal is for ancillary residential accommodation and is conditioned as such. The Conservation Officer has no objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Natural England - No comment

Conservation Officer - No Objection. His full comments can be seen under CM/51/20/L the accompanying Listed Building application.

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
ENVDM5	ENV DM5 Development and biodiversity
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

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

The relevant policies of Clymping 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 site lies outside the built up area where residential development is not permitted unless it is for agricultural purposes or complies with other policy in the Arun Local Plan. In this case policy H DM4

which allows conversion of rural buildings worthy of retention to be converted to residential use, subject to certain constraints, is not relevant, since the proposal relates to ancillary residential accommodation.

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.

DESIGN AND VISUAL AMENITY

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 external changes included within this application relate to the installation of windows and works of repair, including re-roofing. Most of the works are internal to optimise the floor space to the property. Precise details of the materials to be used for the conversion and repair will be controlled by condition when the listed building consent application is considered. It is clear from the proposed materials that the changes will reflect what currently exists as the architecture in terms of windows and doors, exactly copy the materials employed on the original construction e.g. stock bricks, hand-made clay tiles, timber windows and doors, single glazing and lead flat roofs.

It is recognised that the proposal includes conversion of 2 outbuildings, but these would be for ancillary accommodation, shared with the host property. The alterations have minimal impact on the host dwelling and would accord with policy D DM4.

Many of the external changes included in this application (dormer windows and re roofing) will be readily visible in the street scene, but they are to be carried out in sympathetic materials and would be sympathetic to the appearance of the dwelling and have no detrimental impact on the appearance or design of the building in compliance with relevant development plan policies. They therefore accord with the requirements of policies D DM1 and D SP1.

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 protects the rural character of the area by creating an overly cramped and intensive use of the property.

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.

GAPS BETWEEN SETTLEMENTS

Policy SD SP3 stresses that the generally open and undeveloped nature of gap between settlements, as defined on the Policies Maps (Littlehampton and Middleton-on-Sea) will be protected to prevent coalescence and retain their separate identity. Development will only be permitted within the gaps subject to certain constraints.

As part of the proposal 2 of the outbuildings will be retained and will utilise and maintain the internal courtyard, there is no separate residential curtilage. The buildings would not be extended and their visual prominence would not increase within the wider landscape such that the proposal is considered to comply with policy SD SP3.

HERITAGE CONSIDERATIONS

National Planning Policy Framework (NPPF) paragraph 193 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 189 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 190 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 proposals to create 2 ancillary units of accommodation and upgrade the accommodation within the main dwelling secures its optimum viable use in accordance with para 196 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 proposals taken as a whole amount to very little in planning terms with only the enlarged garden/sun room being requested; the two dormers being a reinstatement of those that had existed historically. Otherwise the house and outbuildings involve minor changes in order for the building to operate in a logical and practical manner.

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.

There is an associated Listed Building application reference CM/51/20/L awaiting determination. In the event of approval conditions will be imposed to ensure that the special visual amenity and overall character of the building is preserved.

BIODIVERSITY

Policy ENV DM5 Development and Biodiversity seeks to achieve a net gain in biodiversity and protect existing habitats on site. Where there is evidence of a protected species a detailed survey and measures to avoid loss of species shall be incorporated into the development scheme. This proposal would not impact on the biodiversity of the site. Residential occupation of the site is existing and will continue. The site also lies in an area designated as a Biodiversity Opportunity Area and the proposal would be compliant in so far as the use would not alter or disturb existing habitats.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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

Block Plan

Proposed Elevations Main House 112/168/5

Proposed Floor Plans Main House 112/168/4

Proposed Plans and Elevations Outbuildings 112/168/6

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 converted outbuilding accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Kents Farm House as a dwelling and shall not be used as separate units of accommodation.

Reason: To accord with policy D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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 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.