

Kents Yard, Crookthorn Lane, Climping

Change of use of barns to create
3no dwellings



Design, Access and Planning Statement

MAY 2019

APPLICANT: MR A CROWLEY

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1.0 SITE CONTEXT

- 1.1 Kents Yard, Climping is a courtyard group of former farm buildings located on the south side of Crookthorn Lane, Climping, a short distance from the village primary school which is located to the west.
- 1.2 The farm group comprise a mixture of brick and flint buildings enclosing an inner yard. The oldest building appears to be in the north west corner whilst the main barns along the south and south west are newer in construction with metal trusses.
- 1.3 The area is generally rural with a few residential properties to the east and north, with open farmland to the west.
- 1.4 The group is laid out in a familiar horseshoe pattern and opens to the north where access is gained from the lane.
- 1.5 The barns have planning permission [see CM/19/17/PL] for their conversion to form two dwellings, including the rebuilding of the east wing. Existing and permitted floor plans are illustrated below for comparison.



- 1.6 A subsequent application was submitted for the conversion of the buildings to form 4no dwelling – see CM/24/18. The Council's Historic Buildings Officer raised a number of concerns with this proposal with particular regard to the loss of the sense of the barns internal open character. Additional concerns were raised in connection with the excessive loss of the courtyard for parking and turning; glazing to be set deep in the reveal of existing openings; and rooms to remain open to the roof.
- 1.7 This application was withdrawn and the barns are now in new ownership.
- 1.8 This new application seeks to address those concerns raised in the scheme for 4no dwellings and seeks to find a compromise position wherein conversion to 3no units is acceptable and in keeping with the barns.

2.0 PLANNING POLICY CONTEXT

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Current Policy Framework

Adopted Arun Local Plan 2011 – 2031 (July 2018)

- 2.2 This Local Plan was adopted in July 2018 so carries considerable weight in the planning balance.
- 2.3 Policy SD SP1 outlines the council's commitment to reflect the presumption in favour of sustainable development as contained in the NPPF. Policy H DM1 seeks a mix of housing types and sizes, D DM1 requires a high standard of design in new development, D DM2 sets internal space standards.
- 2.4 Policy H DM3 covers the conversion of rural buildings to residential use. extensions and alterations to existing buildings, and policy requires evidence to demonstrate that the building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension. A structural survey accompanies the application indicating that it is structurally sound with the exception of the metal trussed roofs. These are proposed to be replaced with an identical pitched roofs but with traditional king post roof trusses. Roof insulation will be between and below these new roofs in order to provide the sense

of openness within these barns. In the historic roof barn [NW corner of group] the roof insulation will be above the existing rafters to ensure that they are left exposed.

- 2.5 Whilst the policy requires a marketing exercise there is now an extant consent for conversion to 2 no dwellings and this represents the applicant's fall-back position.

3.0 PLANNING ISSUES

PRINCIPLE:

- 3.1 The site lies in a countryside location outside the built-up boundary where the principle of development is considered unacceptable unless a countryside location is required.
- 3.2 In this instance the proposal relates to the conversion of redundant farm buildings to residential use – a type of proposal specifically accepted as an exception to the normal countryside policies of restraint.

CHARACTER:

- 3.3 The rural, farmstead, character of the building group is an essential feature of this rural scene and the application seeks to retain this.
- 3.4 Where possible existing openings will be reused and all new fenestration is set back deep into the reveals. The existing roof forms will be retained and the existing wing will be partly rebuilt, closely following the parameters established under the extant consent.
- 3.5 Intervention within the inner courtyard is minimized with parking restricted to the north east corner to allow the majority of the courtyard to be landscaped.
- 3.6 Three internal areas within the buildings will be vaulted to the roof as single spaces in order to retain the sense of openness within the buildings, as illustrated in drawing SK05.
- 3.7 Sectional drawings of existing and proposed and provided throughout the buildings in order that an assessment of the conversion works on the buildings can be properly assessed. It is considered that a sympathetic approach has been taken throughout this proposal.

EFFECTS ON THE SETTING OF THE ADJACENT LISTED BUILDING:

- 3.8 The proposal would not adversely affect the setting of the adjacent listed building. It would not result in a building of urban appearance. It does not detract from the rural appearance and character of the existing buildings which contribute to the rural setting of the building.

4.0 CONCLUSIONS:

- 4.1 The proposal is considered to comply with relevant Development Plan policies in that it would build upon the extant permission for the conversion of the rural building group into 2 dwellings and provide a high quality conversion scheme that enhances the character and appearance of this farmstead.
- 4.2 More importantly the proposed conversions have been designed to reflect the character of traditional farm buildings by using the approach of three-dimensional design to the basic premise of the new build.
- 4.3 The planning balance indicates that planning permission ought to be granted.

APPENDIX 1

PLANNING PERMISSION CM/19/17



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: CM/19/17/PL

1 To Addressee

Elizabeth Lawrence Ltd
 Woodend
 Water Lane
 Storrington
 West Sussex
 RH20 3LY

2 Site Address

Kents Yard
 Brookpit Lane

 BN17 5QT

3 Description of Development

Conversion of former agricultural buildings to form two dwellings (Revised design).
 Resubmission following CM/28/16/PL. This application affects the setting of a Listed Building.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 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, Proposed Site Layout 293/10/01 revb, Existing Floor Plans 293/10/02, Proposed Floor Plans 293/01/08 revb, North Elevation proposed 10/09 revb South elevation 10/10, West elevation 10/11, internal east elevation 10/12 revb, internal west elevation 10/13, Revised Roof Plan 293/01/15 revc, cycle and refuse plans 10/16.

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 begin until a construction method statement and details are provided demonstrating how the existing building stability is maintained during execution and completion of the works.

Reason: The building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension in accordance with policies DEV1 and DEV2 of the Arun District Local Plan.

- 4 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with policy GEN12 of Arun District Local Plan

- 5 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan. This facility shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and policy GEN7 of Arun District Local Plan.

- 6 Prior to the commencement of development (parts 1, 2) and prior to occupation (parts 3, 4) approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policies GEN7 and GEN31 of the Arun District Local Plan .

- 7 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policies GEN7 and GEN31 of the Arun District Local Plan.

- 8 Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy policies GEN7 and GEN31 of the Arun District Local Plan.

- 9 Development shall proceed in accordance with the Bat Survey Report (May 2016) , though a Natural England Licence will not be needed. As a precautionary approach conversion works to the buildings should be undertaken by hand with careful stripping of the internal and external roof space in the presence of a suitably qualified ecologist. If a bat is found all works must stop and Natural England consulted. Temporary roosting opportunities must be made available by installing bat boxes within the trees onsite prior to any construction works. Roosting opportunities must also be incorporated within the conversion as detailed within paragraph 8.3 of the Bat Survey report including the use of bat tubes and such details shall be submitted to the Local Planning Authority for approval prior to conversion works beginning and the development shall proceed in accordance with the details so approved .

Reason: To safeguard the ecology of the area, and in the interests of bats/birds to ensure that a habitat remains for them during and after development in accordance with policy GEN7 of Arun District Local Plan.

- 10 Prior to occupation as detailed within the Bat Survey Report a barn owl and little owl box should be installed onsite in locations to be submitted to and approved by the Local Planning Authority. The boxes as approved shall be retained in perpetuity.

Reason: To safeguard the ecology of the area, and in the interests of bats/birds to ensure that a habitat remains for them during and after development in accordance with policy GEN7 of Arun District Local Plan.

- 11 Prior to occupation nesting cups shall be installed within the building to allow continued nesting opportunities for swallows in accordance with details to be submitted to and approved by the Local Planning Authority. The nesting cups as approved shall be retained in perpetuity.

Reason: To safeguard the ecology of the area, and in the interests of bats/birds to ensure that a habitat remains for them during and after development in accordance with policy GEN7 of Arun District Local Plan

- 12 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 13 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

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.

INFORMATIVE: Any lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.



Neil Crowther
Group Head of Planning

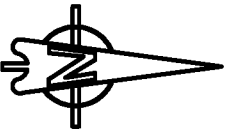
Case Officer: Mrs A Gardner

Date of Decision:

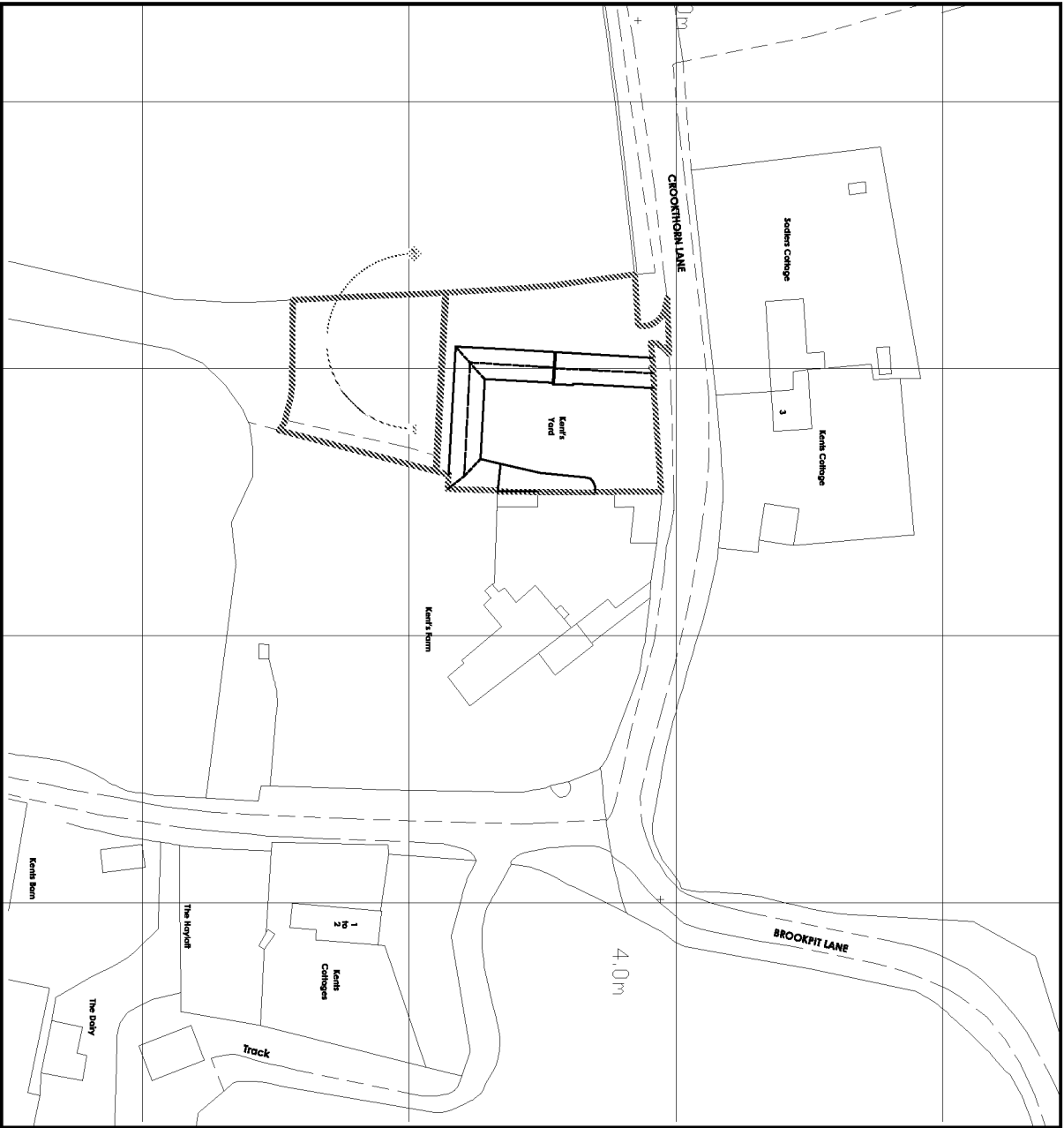
25 October 2017

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT



INDICATIVE



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LOCATION PLAN SCALE 1:1250

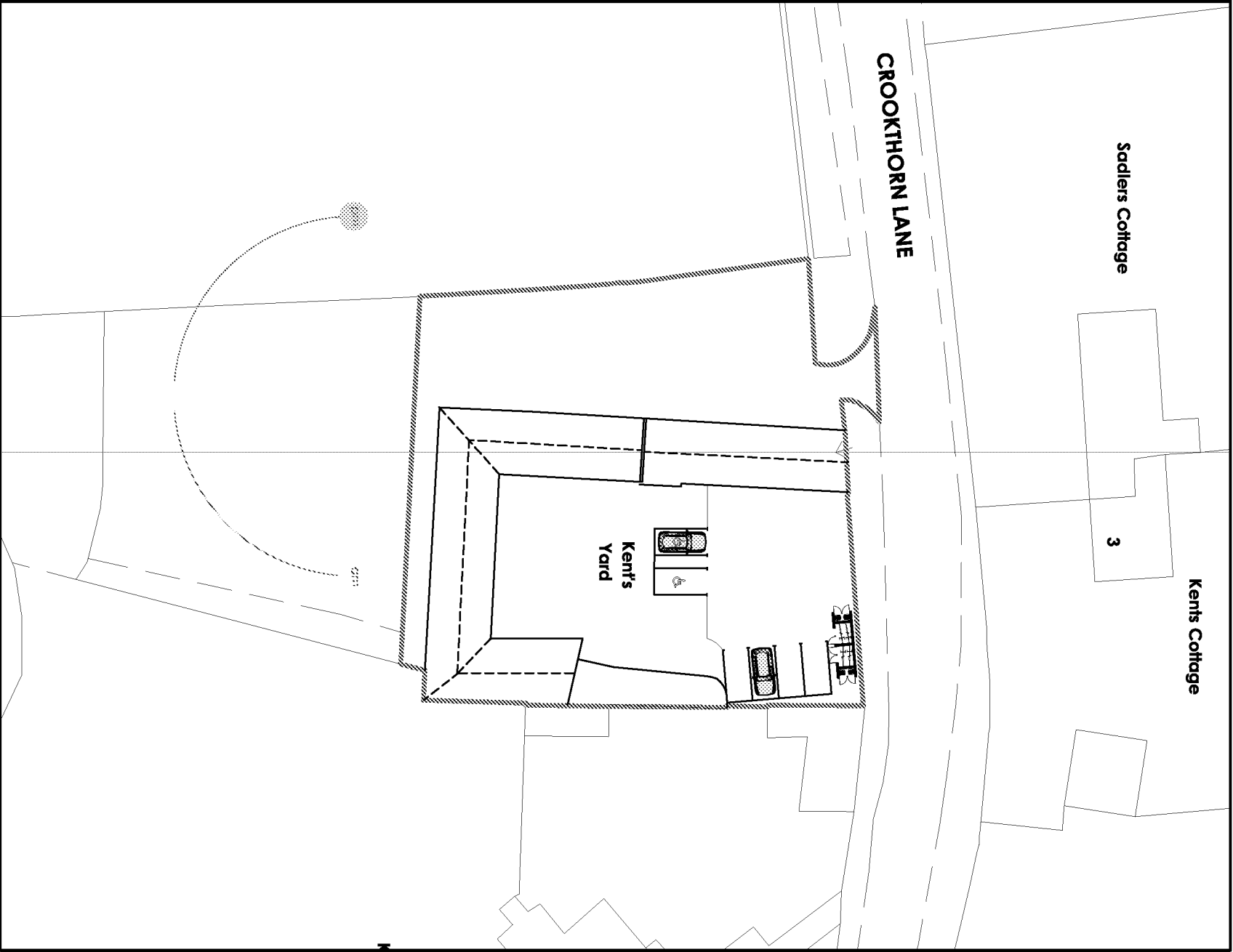
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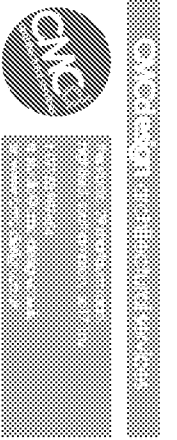
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SITE LAYOUT SCALE 1:500

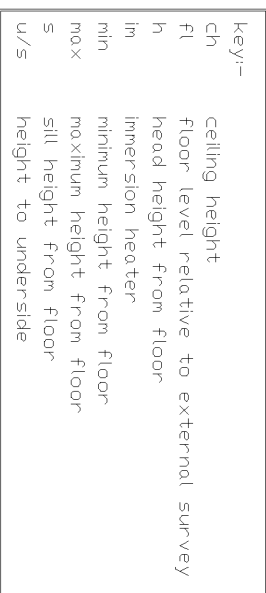
revision
a - 23.10.17 - blue line currently added
b - 23.10.17 - reduction in extension to unit 2 at
request of the lpa

client
m r hove
date
october 2016
scale
1:1250/500 @ A3

design
crookthorn level
clipping
interim plan
bn17/500
design/fig/2x
23/10/2016
fig/2x/500
site plans



all clients and contractors to check all dimensions on site prior to works commencing, any discrepancies in dimensions or boundary locations are to be brought to the attention of CMCdesign immediately before any further works take place on site



scale
1:100 @ A1

proposed plans