

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

9th October 2019

Dear Sirs,

Submission: Application under Section 73 of the TCPA 1990 to vary Condition 2 attached to application CM/47/03

Location: 3 Westground Cottages, Horsemere Green Lane, Climping BN17 5QZ

Henry Adams act on behalf of the applicant, Mr Abbott, in respect of the above application. This letter accompanies the submission alongside the relevant application form and location plan.

The Site

The site comprises the residential curtilage of 3 Westgrounds Cottages which comprises a dwelling, garden, gravel driveway and outbuilding ancillary to the main dwelling. The outbuilding was approved under application CM/47/03. It was completed in 2004. It is a detached brick and rendered building with a tiled roof. The building is currently used as a home office on the first floor and ancillary accommodation to serve the main dwelling on the ground floor. Since May 2019, the applicant has used the ground floor as self-contained tourist accommodation on an ad hoc basis. Access is via a shared gravel driveway from Horsemere Green Lane, leading onto a gravel parking area. Ni-Ni High Caravan Park, a seasonal holiday caravan park is also located to the rear of the application site.

Proposal

The current use as tourist accommodation is in breach of Condition 2 attached to application CM/47/03 which states the following;

'Condition 2: The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 3 Westground Cottages as a dwelling and shall not be used as a separate unit of accommodation.'

Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

Town Planning ► Development Consultancy



This application therefore proposes to regularise the use and seeks a variation to this condition to allow the existing outbuilding to be used as ancillary accommodation to the main building but also for tourist accommodation for up to 90 days per annum. We would propose that the condition be varied to read as follows:

'The accommodation hereby permitted shall be occupied solely for the purposes incidental to the occupation and enjoyment of 3 Westground Cottages as a dwelling and independent tourist accommodation for up to 90 days per annum.'

The proposal does not seek permission for use of the building by any individual's as a main or sole residential dwelling and any occupation of the unit for tourism purposes would not exceed 90 days per annum.

Access to the site, parking and turning area would remain as existing. This comprises a gravel drive, parking and turning area suitable for the parking of four vehicles.

Planning Policy

The outbuilding is located within the residential curtilage of 3 Westgrounds Cottages, Climping. Climping does not have a defined settlement and thus the application site is located within the countryside where development is restricted, in line with Local Plan Policy C SP1, Countryside.

Local Plan Policy TOU DM1, Tourism related development, does allow for accommodation outside of the Built-up Area Boundary but generally expects such development to be '*small-scale and relate to quiet, informal recreation and enjoyment of Arun's Countryside.*' In addition, it requires proposals to demonstrate that such development is required and is '*compatible with its countryside location and is sensitively designed to minimise potential impact on the countryside.*'

Whilst the site is located outside the Built-up Area Boundary, it requires the change of use of an existing building within a residential curtilage. There are no material changes that would affect the surrounding countryside or landscape. The site is located in close proximity to the local footpath network providing connections to Climping beach, Bayliffs Court, the River Arun linking up to Arundel, and Littlehampton.

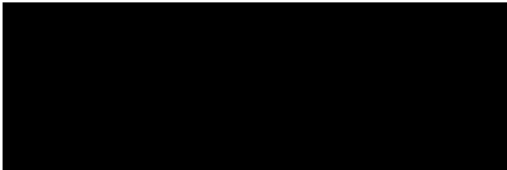
Conclusions

The proposal would not require any works or modifications to the outbuilding thus the application is for a change of use to include tourist accommodation for a maximum of 90 days per annum. The change of use would be small scale, it would not comprise an intensive use of the building nor would it have any detrimental on the countryside or wider landscape, in line with Policy TOU DM1. The site is also within close proximity to the local footpath network providing access to the wider countryside and to a number of local sites and attractions.



Considering the application is for a small-scale change for such a short period of the year with no impact on the surrounding countryside, we would respectfully request that the application to vary the condition be approved. However, should you require any further information then please do not hesitate to contact me on the details below.

Yours Sincerely,



Ellie White MRTPI
Senior Planner
Henry Adams LLP