

Recommendation Report for Planning Permission

REF NO: CM/6/20/PL

LOCATION: North Barn
Climping Street
Climping
BN17 5RG

PROPOSAL: Change of use of agricultural barn to 1 No dwelling. This application may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Conversion of an existing agricultural barn to a 2 bedroom residential property.
SITE AREA	441 sq.m.
SITE CHARACTERISTICS	An empty barn at the entrance to a camping field.
CHARACTER OF LOCALITY	A residential area in the village of Climping.

RELEVANT SITE HISTORY

CM/15/16/PL	Rebuilding & enlargement of agricultural building.	ApproveConditionally 25-10-16
CM/42/14/CLP	Application for a Lawful Development Certificate for a Proposed Use or Development - Change of use of the building and its curtilage from use as an agricultural building to a dwelling (Class C3)	PP Required 05-02-15

Planning permission for rebuilding and extension of the agricultural barn was granted in 2015 for agricultural purposes.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Climping Parish Council
No objection.

2 letters of objection for the following reasons

- permission for a house will likely lead to further applications for housing on the site.

- Application in time of COVID 19 lockdown unfair.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Council has to assess what is submitted and cannot consider what may be submitted in the future. The application is available to view on the Councils website and therefore it is reasonable to advertise such a development at the current time.

CONSULTATIONS

Conservation Officer
Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

ADC Conservation Officer - On balance, the proposal will not harm the nearby heritage asset and will not cause harm.

ADC Drainage - No objection

Southern Water - No objection subject to an informative.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

OUTS BUILT AREA

SPEC CONT ADVTS

PUBLIC SEWER ON SITE

PD RESTRICTION

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
SDSP3	SD SP3 Gaps Between Settlements
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HDM4	H DM4 Conversion of rural buildings for residential use
HERDM1	HER DM1 Listed Buildings

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

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.

Policy CPN 11 Quality of Design of the Climping Neighbourhood Plan is relevant to 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 is an acceptable use within the countryside supporting the business use of the camping field and is of an acceptable design not causing a loss of residential amenity to nearby properties.

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**PRINCIPLE**

The site is within the countryside where the principle of development is unacceptable except where the development is 'in accordance with other policies in the Plan which refer to a specific use or type of development'. In this case Policy HDM4 - Conversion of rural buildings for residential use states at part a) that conversion for residential use will be permitted if 'residential conversion is a subordinate part of a scheme for business re-use; The use of the property as a campsite and holiday lets is considered to be such a business use. The blue line of the application location plan includes the camp site which is considered sufficient to indicate that the application includes the business use in conjunction with The Design and Access statement 1. Introduction which sets out the use of the residential property in association with the business use on the site. By conditioning a permission for this occupant only that tie can be maintained.

The building and its conversion would also comply with the other parts of policy HDM4 in that it is structurally sound and would have an acceptable effect on the rural character of the area and traffic generated by the use would comply with planning policy is that 2 car parking spaces would be provided for the new residence which would comply with the Councils Parking Standards Supplementary Planning

Document.

SETTLEMENT GAP

Policy SD SP3 requires that development in the settlement gaps should retain the separate identities of Littlehampton and Middleton on sea in this case and prevent coalescence of settlements. Development will only be permitted within the gaps if it would not undermine the physical and/or visual separation of settlements, would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development and cannot be located elsewhere.

The development is not considered to undermine the physical and /or visual separation of settlements nor compromise the integrity of the gap. The building does not extend the built form nor create a new building. The building is not be easily discernible in the landscape and would be viewed against the backdrop of other buildings in the area.

It is therefore considered that the building would not compromise, either individually or cumulatively the character or integrity of the settlement gap and the proposal would therefore accord with policy SD SP3 of the Arun Local Plan. The proposal could not be better located elsewhere given the existing location of the barn and its relationship to the tourist business on site.

The National Planning Policy Framework (NPPF) at para 79 Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: the development would re-use redundant or disused buildings and enhance its immediate setting;

The development would re-use a building redundant for agricultural purposes.

Further more para.83 of the NPPF states that Planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside. This development is considered to assist in that purpose

The principle of development is therefore considered acceptable subject to Council policies D DM1, D DM4, T SP1, HER DM1 of Arun Local Plan and policy CPN11 of Climping Neighbourhood Plan

DESIGN

The proposed development would retain most of the building materials of the existing barn incorporating new windows and a door which while are indicted to be UPVC are of an acceptable quality and would result in a building of quality in accordance with policy D DM1, D DM4 of the Arun Local Plan and policy CPN 11 of the Climping Neighbourhood Plan.

RESIDENTIAL AMENITY

The new dwelling would not be located close to any other dwellings and therefore would have an acceptable effect on residential amenity in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

TRANSPORT AND PARKING

The proposed development would provide 2 car parking spaces which would accord with the standards for a 2 bed dwelling within the Arun Parking Standards Supplementary Planning Document. The proposal is therefore in accordance with policy T SP1 of the Arun Local Plan.

HERITAGE

Under s66 of the Listed Buildings and Conservation Areas Act special regard is to be had the desirability of preserving the listed building or its setting.

In accordance with paragraph 190 of the NPPF it is necessary for the LPA to consider the significance of any designated heritage asset that may be affected by the proposals. In this case the application site is situated near to The Cottage Climping a grade II listed building.

The Conservation Officer has assessed the effect of the proposed development and stated that no harm to the Listed Building would be caused.

Policy HER DM1 requires that development should protect and where possible enhance the setting of the listed buildings. It is considered that the proposal protects the setting of the listed building as it uses materials which are in character with the surrounding area and cannot be seen within the visual setting of the listed building.

CONCLUSION

The application is considered to comply with policy and is 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 dwg.no. 101 DP
 - Block Plan dwg.no. 102 DP
 - Proposed Ground Floor Plan dwg.no.103 DP
 - Proposed First Floor Plan dwg.no. 104 DP
 - Proposed North and East Elevations dwg.no. 105 DP
 - Proposed South and West Elevations dwg.no. 106 DP

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 unit of residential accommodation shall be permanently limited to occupation by a person/persons employed as a warden/manager/other similar capacity of the campsite and holiday lets which form part of the site and shall not be used as a separate unit of accommodation.
- 4 INFORMATIVE:A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: southernwater.co.uk/infrastructure-charges.
The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:
a) An adequate soakaway or some other adequate infiltration system.
b) A water course.
c) Where neither of the above is practicable: a sewer.
It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- 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.