

EG/68/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Change of use & conversion of vacant barn to one bedroom dwelling with ancillary drainage & services The Barn Barnham Road Barnham
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.0004 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	2500 dwellings per hectare
TOPOGRAPHY	Predominately flat
TREES	None of any significance affected
BOUNDARY TREATMENT	Undefined or fence
SITE CHARACTERISTICS	Detached brown brick wall building with brown tiled roof
CHARACTER OF LOCALITY	Predominately residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection. Council's own drainage engineers should be satisfied with the proposed method of surface water drainage.
Southern Water	No comment
County Highways	No existing off-street parking, nor proposed. Property situated in centre of Barnham. In terms of transport, property situated in sustainable location. Cycle parking should be included.
District Engineers	Awaited

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, DEV5, CH1, ERA4
Arun District Local Plan: GEN7, GEN11, GEN12

PLANNING POLICY GUIDANCE

PPS1 : Delivering Sustainable Development
PPS3 : Housing
PPG13 : Transport
PPS25 : Development and Flood Risk

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity, parking provision, and highway safety, and flood risk.

COMMENT ON CONSULTATION RESPONSES

Environment Agency and County Highways noted. Suggested conditions will be attached in event of approval.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**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 would have no materially adverse effect on the established character of the surrounding area, highway safety or parking provision, and flood risk.

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

EG/68/07**CONCLUSIONS**

The site is situated in a village centre, in close proximity to public transport nodes and local services. Central Government guidance contained within PPS3 and PPG13 encourages residential development within such a location with relaxation on on-site parking provision (cycle provision can be ensured by way of condition). Further the proposal is for a conversion of an existing redundant building, not a new-build. As such the amenity space provision reflects the physical realities of site. Again, Central Government guidance in PPS3 encourages high densities within existing settlements. The activities resultant from a one-bedroom residential unit is not considered of such an intensive nature as to adversely impact onto neighbouring landuses. The majority of overlooking that would result from such a use can be mitigated through obscure glazing of the bathroom/landing window, so that remaining would not be considered adverse. The external changes are of scale and design to reflect the purpose of the use, and not considered detrimental to the character of the street scene. It is therefore recommended that planning permission should be approved, subject to the conditions set out overleaf.



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: EG/68/07/

1 To Addressee

2 Site Address

The Barn
Barnham Road
Barnham

3 Description of Development

Change of use & conversion of vacant barn to one bedroom dwelling with ancillary drainage & services

4 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 plan and subject to compliance with the conditions specified.



RECOMMENDATION

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- CONDITION 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).

- CONDITION 2** The building shall not be occupied until provision for cycle parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 3** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the west elevation roofslope of the building without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 4** Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling house hereby permitted 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 and safeguard the cohesive appearance of the development, in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 5** Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is satisfactorily drained in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN9 of the Arun District Local Plan.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character, highway safety or parking provision, or result in adverse flooding risk and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, DEV5, CH1, ERA4

RECOMMENDATION

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LOCAL PLAN: GEN7, GEN12, GEN11

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mr M Porter

