

10/157 Nov '10

Design and Access Statement

Regeneration of dilapidated stableyard and associated buildings comprising

3 No. holiday cottages and new residential dwelling (together with replacement dwelling and ancillary stableyard and storage barn as previously permitted under Arun District Council ref: FN/37/09) in lieu of

2 No. detached dwellings and to include revised vehicular access arrangements to provide separate access to serve stables.

Contents:

1. Introduction.
2. History.
3. Assessment of proposal against previously approved scheme.
4. Planning policy.
5. Ecology.
6. Access.
7. Conclusion.

1.00 Introduction:

This proposal follows a relatively recent detailed planning permission for a substantially similar scheme as approved under Local Authority Ref: FN/37/09. The previously permitted scheme followed extensive consultation and negotiations with local interested parties as well as local planning authority and West Sussex County Council.

It is considered that this scheme has much in common with the previous proposal which could be identified as follows:

- a) It has benefit in demolishing the existing and rather unattractive range of buildings.
- b) The new buildings offer an opportunity to develop a range of buildings in a traditional style and scale more in keeping and appropriate to this countryside setting.
- c) The schemes both involve retention of the long established equestrian tradition, through both the original stables and more recently the illustrious reputation of the present occupants, (all as previously documented).
- d) The potential to continue the established use of this site would generate a significant amount of traffic and it has been acknowledged by WSCC that the proposal would be acceptable given the diminution of vehicular movements and accepting the relatively limited capacity of the access lane.

- e) The continued inclusion of holiday cottages retains both employment and leisure potential.

In essence there are only two principal differences between the scheme now proposed and that already permitted which we would identify as follows:

- i) The two detached dwellings on the more southerly portion of the site would now be replaced by a single, larger dwelling.
- ii) The access arrangements have been modified to segregate the stable and holiday cottage traffic from new residential plot, (given that the stables need to be serviced by HGV's in the form of large horse boxes for jumping and eventing and the advantage of a dedicated access facility is self-evident.

This Design and Access Statement assumes a working knowledge of previous statements and also notes that there have been no significant planning policy changes to effect consideration of this proposal since the date of the previous decision (August 2009).

2.00 Site history:

The recent planning history for this site comprises the following:

FN/59/01 Outline application for redevelopment of redundant racing stables with 5 No. detached dwellings – WITHDRAWN 12/12/01.

FN39/02 Outline application for redevelopment of redundant racing stables with 5 No. detached dwellings – WITHDRAWN 11/12/02.

FN/14/03 Demolition of 6 No. bedroom detached dwelling and 1,605m² of commercial buildings and the erection of 4 No. detached dwellings – REFUSED planning permission 10/09/03.

FN/74/03 Change of Use for the conversion of former stables and storage buildings to B1 business use and B8 storage use – REFUSED permission 27/01/04.

FN/74/04 Demolition of 6 No. bed detached dwellings and 1,605m² of commercial buildings and erection of 4 No. detached dwellings – REFUSED permission 11/05/05 and dismissed at appeal (ref: APP/C3810/A/05/1182625 July 2006).

FN/37/09 Regeneration of dilapidated stableyard and associated buildings comprising replacement dwelling with ancillary stableyard and storage barn, 3 No. holiday cottages, 2 No. residential dwellings - PERMITTED 12/08/09.

3.00 Assessment of this proposal against the previously approved scheme:

It is clear from the planning history and the special consideration, this site has merited as a result of its sensitive character where redevelopment may be interpreted as a departure from adopted Local Plan Policy that any variation from the previous carefully considered scheme needs to be subject to further careful consideration, we have therefore determined that the revised scheme should observe the following rules:

- a) Involve site coverage/building footprint no greater than that previously permitted.
- b) As far as practicable, any new building should be developed further from the open (eastern) boundary to open countryside than the buildings previously permitted.
- c) That any subsequent scheme should patently not generate any additional traffic from that assessed as acceptable under the permitted scheme.
- d) That the revised scheme should retain the more rural and vernacular nature and scale of the permitted scheme, utilising a range of local materials traditional building methods and avoiding grandiose architectural statement.
- e) New buildings should also aim to provide all necessary accommodation including ancillary storage, parking etc so as to ensure that no additional spread of buildings be necessary in order to accommodate the needs of likely future occupants.

The northern part of the site in terms of buildings and their arrangement remains as approved, constituting "the farmhouse", stables courtyard and storage barn, (though it should be noted that the storage barn is relocated approximately 2.5m to the east, otherwise the buildings remain as permitted in all respects). To the south the range of buildings have been modified as follows:

2 No. detached houses and associated garaging been omitted in favour of a single dwelling and detached garage building, the 3 No. holiday cottages have been retained, but re-designed and reconfigured as wholly single storey buildings ancillary to the principal house. The holiday cottages have been sited to enable them to be serviced independently of the house and to be naturally more closely allied to the equestrian use. The total range of buildings as permitted (and comprising holiday cottages, 2 No. detached dwellings and associated garaging had a combined footprint of approximately 550m² as approved, the proposed footprint is marginally reduced to 540m².

The reconfiguring has allowed a closer relationship between the buildings, so that holiday cottages and the main house form a natural and traditional courtyard, a single composition with the only detached building being the garage of the new house.

As previously stated the differences between the schemes (consented and now proposed) are limited and therefore the majority of considerations which applied to FN/37/09 will still obtain.

In considering the previous approved scheme, the LPA allowed for the need to allow for an economically viable scheme to be developed in order to make the demolition of the existing buildings a realistic proposal. This point was recognised and supported by both Findon Parish Council and the South Downs Joint Committee.

This application aims to clearly separate the stables, farmhouse and holiday cottage's vehicular access from that to serve the single new dwelling. This is considered to be mutually beneficial within the overall scheme. As stated the revised access arrangements will not result in any additional traffic movements and will enhance the setting of the new dwelling as well as screen the principal access way from the open countryside and views to the east.

4.00 Planning policy:

The last case officer's report identified Pertinent Development Plan Policy as follows:

South East Plan SEP C3 – Areas of Outstanding Natural Beauty

SEP TSR2 – Rural Tourism

SEP TSR5 – Tourist accommodation

Arun District Local Plan – GEN 3 Protection of the Countryside; GEN 7 Form of New Development,
GEN 12 Parking in New Development; Area 9 and DEV 5 Horse Related
Development.

The following Policy Guidance was also identified:

PPS1 – Delivering Sustainable Development, PPS3 Housing, PPS7 Sustainable Development in Rural
Areas and Supplementary Policy Guidance XXX 3 Good Planning Practice Guide on Tourism.

The following is an extract from the Officer's report from Application Ref: FN/37/09 which stated:

"The above policies combined to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity".

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 Act, a determination must be made in accordance with the plan unless material considerations indicate otherwise".*

The proposal is considered to comply with relevant Development Plan Policy in that it would have no materially adverse effect on either the Area of Outstanding Natural Beauty or the countryside in general. Other material considerations – it is considered that there are no other material considerations to warrant a decision otherwise and in accordance with the Development Plan and/or legislative background". It is considered that this application should be subject to the same policy assessment and because of the similar nature of the proposal the balance conclusion should also be as above.

The officer's conclusion stated the following "the current application will provide a mix of residential and tourism, in the form of a replacement dwelling, 2 No. new dwellings and 3 No. holiday cottages. Both the replacement dwelling and the holiday cottages will have stabling on the plots. The proposal is in line with the quiet, informal recreation and rural diversification matters as outlined within the related policies".

The only significant difference to the above conclusion when applied to the subject application, is that there is only one additional dwelling instead of two and since additional dwellings in this location would not ordinarily be supported, it would seem reasonable to assume that the reduction in the number of dwellings should be welcomed and supported.

5.00 Ecology:

It has previously been noted that the application site consists of a large area of built footprint together with extensive areas of concrete and other hard standings. Any existing ecology or bio-diversity is therefore necessarily severely limited. The 2009 application was accompanied by a bat survey. It was noted that no roosting sites were found.

It is considered good practice to carry out such surveys prior to demolition and development works and we would anticipate a further check in this regard (by condition if appropriate) should planning permission be granted.

It is considered that this site will offer enhanced opportunities for bio-diversity and to encourage future nesting and roosting species such as owls and bats. Additionally, there is enhanced scope for planting indigenous trees and shrubs to provide visual screening to the site curtilage and enhanced habitat for wildlife.

On environmental matters, it is noted that the previous proposal volunteered to meet the requirements of the Code for Sustainable Homes Level 3 and this would appear to be a reasonable benchmark (although it is noted that no such requirement has been adopted by Arun District Council). In particular, the scheme

should retain those features previously identified to provide reduced energy consumption together with a substantial proportion of renewably sourced energy, rainwater harvesting and measures to reduce water consumption, permeable surfaces as far as practicable in order to mitigate surface water run off (it should be noted that the significant reduction in areas of hard standing and building footprint will in itself make a significant contribution in this regard).

6.00 Access:

Being a new residential development the dwellings will be designed to fully comply with the access requirements of the Building Regulations (Approved Document M). The new dwelling will have fully accessible ground floors, level thresholds, no steps at ground floor level. Any changes in ground level will be catered for in the use of ramps to access the property and garden areas. The houses incorporate an accessible ground floor WC.

7.00 Conclusion:

This is clearly a sensitive site as reflected by recent planning history, however an extant permission for redevelopment has recently been granted and the particular merits of a mixed use scheme have identified as appropriate for this location.

In planning terms there is no significant material difference between this scheme and that previously permitted. The features which lead to planning permission for FN/37/09 have all been retained. The proposed scheme involves no increase in building footprint, the sensitivity of the site has been respected and a broadly similar design approach retained. The segregation of vehicular access upon entering the site will be beneficial to occupants and be well screened from views from open countryside.