

REPORT UPDATE

Application No: H/1/11/

Reason for the Update / Changes

Reason for Update/Changes:

Update relating to National Park objectives.

The proposal would improve an unattractive and dilapidated structure and accord with the statutory purposes of the National Park under section 61 of the Environment Act 1995 namely by (1) Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park;(2) Promoting opportunities for the understanding and enjoyment of the special qualities of areas by the public.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

H/1/11/

PLANNING APPLICATION REPORT

REF NO: H/1/11/

LOCATION: Redundant Farm Buildings
(South Lane Barn)
South Lane Houghton

PROPOSAL: Re-erection of 2 barns and 2 sheds. (This application falls within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Proposal is for replacement of two agricultural barns and 2 sheds which are linked together. The footprint of the main barn would be reduced in width by .5m but the rear barn would be increased in width by .7m. Both attached sheds are also to be increased in footprint slightly: the shed to the west by .5m in length and the shed to the north east 1.71 square metres. The highest section of the replacement barn would be 7m. The proposal seeks to complete restoration work initiated by the Norfolk Estate following deterioration of the buildings to an extent considered to be a liability.

SITE AREA

0.2 hectares

RESIDENTIAL DEVELOPMENT DEN

N/A

TOPOGRAPHY

Predominantly flat. Site is lower than the approach from

	South Lane but approximately 10m higher than level of adjacent wall. Site is elevated above level of river.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to South Lane. Open ranch style fencing to 1.8m height.
SITE CHARACTERISTICS	Located at end of lane. Building under construction. Black tarpaulin over roof and sides. Flint base. Shed is constructed of dilapidated timber. Visible from approach from Whiteways Lodge. Adjacent to 2 storey semi detached thatched cottages. Corrugated structure to rear.
CHARACTER OF LOCALITY	Predominantly rural characterised by a group of detached residential properties to the south and flood plain and river to north.

RELEVANT SITE HISTORY

H/9/02/CA	Application for Conservation Area Consent for Approve Cond demolition of outbuilding on north side of main barn and demolition of modern extension on south side of main barn.	02-10-2002
H/7/02/	Restoration of existing barn & conversion to residential use	Refused 16-10-2002

REPRESENTATIONS

Representations received:

Houghton Parish Meeting

Concerns regarding overall height of roofline compared with original building by some 4-5 feet higher. The proposed roofline for the rear building also appears to be higher than the current one.

3 Letters of Objection

Roofline is higher than the original It is very intrusive. Concern raising height of semi-derelict corrugated iron shed to the south of the barn when rebuilding and ultimately apply for change of use of the whole to residential. Works have commenced without permission. Building is substantially larger and a serious eyesore located at the end of a lane leading to a major national trail in a newly designated national park. Devaluation of property. Loss of light.

Comments on Representations received:

Officers comments on Parish Meeting Representation

The footprint of the building will be altered and the height will be amended. The roof of the main barn will be increased by 1.5m in height.

Comments on other letters of Representaion.

Devaluation of property is not a planning matter. The size and design of the building is in keeping with the proposed agricultural use. Given the distance of the building to site boundaries and adjoining residential properties and the 1.5m increase in height it is not considered any materially adverse loss of light would result to neighbouring properties. If an application is subsequently submitted for conversion to residential use it would be considered on its own merits in relation to policy at that time.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

No objection. Roof to be of hand-made clay tiles.

Comments on Consultation responses:

A condition is suggested controlling the roofing materials.

POLICY CONTEXT

Designation applicable to site:
Outside Built-up Area Boundary
Within National Park
Designated Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPS5	Planning for the Historic Environment

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.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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 reasonably required for agriculture, it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Where the building is located in a Conservation Area, Section 71(1) of the Listed Buildings &

Conservation Areas Act 1990 states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area.

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

Proposal

The proposal relates to reconstruction of 4 linked farm buildings on a similar footprint and position as the existing. The height of the tallest barn would be increased by 1.5m to 7m to enable farm equipment to be accommodated within the building. The floor area of both sheds and the barn to the south would be increased slightly by a total of 8.3 square metres (approximately). The floor area to the main barn would be decreased by 3.5 square metres. Therefore the total floor area would be increased by 4.8 square metres.

Visual Amenity and Character

It is considered that the proposed differences in dimensions between the original buildings and the replacements would not significantly increase the visual prominence of the buildings in this rural location. The proposed materials of feather edge weatherboarding and tiled roof to match existing would be appropriate for farm buildings in this rural setting.

The re-building and slight increase in size of the buildings would not be harmful to the visual quality and characteristics of the National Park.

Impact on Conservation Area

It is considered that the proposal would renovate and visually improve a dilapidated building in the Conservation Area and would preserve and enhance its appearance in the locality.

Residential Amenity

The relatively modest increases in the buildings dimensions would have no materially adverse effect on residential amenities of adjoining properties. They are located a sufficient distance from adjoining residential properties to the north and east to preclude any materially adverse overbearing effects.

Agricultural Justification

The works are required to enable the applicant to remain a livestock farmer with a breeding herd of suckler cows and their progeny reared as finished fat cattle. It is proposed to increase the herd size from 8 to 20 cows. All the buildings at the farm will be used and this will enable machinery, hay and straw to be accommodated on the more isolated area of the farm at the end of South Lane. The storage of commodities in this location would minimise traffic movements across the B2139 which is currently necessary to access the other farm buildings which are over 500metres away. The buildings have previously been used for agricultural purposes and the main barn was originally constructed approximately 200 years ago. The applicant is now the freeholder owner of

the farm. Prior to his purchase the applicants family were tenants of the Norfolk Estate, since his great grandfathers original tenancy. It is therefore considered the information submitted with the application satisfactorily demonstrates that restoration of the buildings would be appropriate and would reasonably meet the needs of agriculture.

Conclusion

The application is therefore recommended for approval subject to the following conditions.

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 10380/05revA, 10380/01, 10380/03, 10380/02 and 10380/04.

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 be carried out unless and until a schedule of materials and finishes to be used for the roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The buildings hereby approved shall be used for agriculture and for no other purpose.

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities in accordance with Arun District Local Plan policies GEN3 and GEN7 .

- 5 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

H/1/11/

LOCAL PLAN: GEN3,GEN7,AREA2

NATIONAL POLICIES: PPS1,PPS5,PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.