

H/4/05

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Conversion of former agricultural buildings to form two bedroom residential annexe Barns at Houghton Farm, Houghton
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to convert a former agricultural barn to an annexe to serve Houghton Farmhouse.
SITE AREA	450 sq.m. 0.045 hectares
TOPOGRAPHY	Flat
TREES	N/A
BOUNDARY TREATMENT	Flint walling
SITE CHARACTERISTICS	Flint and red brick barn Norfolk style, a series of barns interlocking. Tiled roof. The front of the barns open onto the working farmyard where there are 2 modern barns, the rear of the barns opens onto the farmhouse entrance. The small barn currently houses the farm office.
CHARACTER OF LOCALITY	Rural farmland. The farmhouse is large with Roman cement,

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
H/2/79	Covering existing yard to form a conservatory and altering a cart shed for use as a garden room.	Approved 7/3/79

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Houghton Parish Council	Awaited
Local Groups	None
Other 1 letter of objection	None <i>Would lead to loss of rural character - if farm buildings are all converted to residential it would double the size of the hamlet.</i>

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection - this proposal does not involve the formation of a new access to the highway, therefore no grounds to resist.
Sussex Downs Conservation Board	No objection provided an occupancy condition is imposed.
Conservation Area Advisory Committee	Comment - windows and doors to be timber. All materials to be of highest standard.

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Area of Outstanding Natural Beauty
 Outside Built-up Area Boundary
 Within Designated Conservation Area
 Listed Building Grade II
 Class B Road
 Buildings or Structures of Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, CH2, CH4, CH5
 Arun District Local Plan : GEN3, GEN7, AREA2, AREA9, DEV10, DEV2, GEN22

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
 PPS7 - Sustainable Development in Rural Areas
 PPG15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the countryside.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ The barn contributes to the rural character & therefore is worthy of retention in line with policy DEV2

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 the conversion of this barn, which contributes to the setting of the Listed farmhouse is worthy of retention and therefore conforms to DEV2 as it is capable of conversion without rebuilding or major alterations. As the location is adjacent to the farmhouse, it would be inappropriate to consider the conversion to a commercial unit.

In this case policy issues for consideration include:

[In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of

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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

reserving the building or its setting or any features of special architectural or historic interest which it possesses".]

(The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the 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 that 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

The attractive flint former barn is worthy of retention as it makes a visual contribution to the setting of the Listed farmhouse. It is intended to use the annexe as a residential "dower" house and not as a separate dwelling house. However, the proposal is in accordance with Local Plan Policy DEV2 as it is capable of conversion without rebuilding or any major alterations. The alterations are to provide more fenestration and an increased roof height to the rear section of the barn. The barn backs onto the working farmyard which has modern barns. Therefore the conversion of a disused barn is encouraged by Government policy.

The proposal does not cause any adverse effects on either the countryside or the setting of the Listed farmhouse, its retention is to be encouraged, therefore it is recommended that the application is approved with the following conditions set out overleaf.

HOUGHTON

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Barns at Houghton Farm
Houghton

RECOMMENDATION

Approve Conditions

- 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Houghton Farmhouse as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to control the development in the interests of the character and appearance of this building group which is outside the built-up area, as defined, where normally only that development essential in the interests of agriculture/forestry is permitted in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.