PLANNING APPLICATION REPORT

REF NO: **PA/7/10/**

LOCATION: Unit 1 (The Old Granary)
Patching Farm
The Street Patching

PROPOSAL: Amendments to planning permission PA/7/08/ for conversion of the existing derelict dis-used farm building to single residential 3-4 bed dwelling house

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal seeks amendments to approved scheme for conversion of this unit to single residential dwelling. The alterations include a reduction in the number of openings in the eastern sections of the building, 2 sets of double doors replacing a window in the north elevation, change front 2 single doors in rear elevation (S) to a double folding door.
SITE AREA	1279 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Some post and rail. Other boundaries open.
SITE CHARACTERISTICS	Works have begun on other parts of site. Section closest to timber clad building in poor state of repair. Rendered section in area of bathroom window. Stone work, flint work, with brick boarding. Timber building has window and door in west end elevation. Corrugated roof.
CHARACTER OF LOCALITY	Predominantly rural. Former farmyard. On edge of village. Church to north.

RELEVANT SITE HISTORY

PA/7/08/	Conversion to two residential units plus two self contained holiday lets and conversion of barn to replacement stables.	Approve Cond 21-05-2008

REPRESENTATIONS

Representations received:
None

Comments on Representations received:
None

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:
Conservation Area Advisory Committee : No comment.

Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area Boundary
within Area of Outstanding Natural Building/National Park
Within Conservation Area
Buildings or Structure of Character

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
	SEPC2	The South Downs
	SEPC3	Areas of Outstanding Natural Beauty
Arun District Local Plan:	GEN1	Sustainability
	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN5	Provision of New Residential Development
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage
	GEN12	Parking in New Development
	GEN22	Buildings or Structures of Character
	AREA2	Conservation Areas
	AREA9	Area of Outstanding Natural Beauty
	DEV2	Conversion of Rural Buildings for Residential Use

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS5	Planning for the Historic Environment
PPS7	Sustainable development in rural areas
PPG13	Transport

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 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 Planning (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 that 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

The conversion of this unit has been approved in principle under reference PA/7/08. It is therefore only the alterations to the layout and elevational changes that can be considered as part of this proposal

The alterations respect the character of the existing building and generally utilise the existing openings. The amendments are not significant when compared with the earlier approval.

The design and materials would ensure the building respects its setting and that it does not appear as an alien feature in the countryside. the windows would be painted timber and casement.

The outside area serving the unit has been amended to delete the paddock area previously approved and included it as garden. This area was approved within the curtilage of this unit and is within the central position of the building complex. Therefore since it does not represent an expansion of the residential unit it is considered acceptable.

The proposal would preserve and enhance the character and appearance of the Conservation Area.

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 This permission relates to the following approved plans 1.04, 2.04revD, 1.02, 1.03, 2.01revC, 2.02revB, 2.03revC and TOP.01.

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 replacement roof has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the renovation 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 Building work shall not commence until details of the space to be laid out for stationing vehicles clear of the public carriageway have been approved by the Local Planning Authority and the building shall not be occupied until such space has been surfaced, drained and completed. The space so approved shall not thereafter be used other than for parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

5 The cycle store shall be provided before the building is occupied and thereafter shall retained for such use.

Reason: To encourage the use of cycling in accordance with policy GEN15 of the Arun District Local Plan.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gate, fence, wall or other means of enclosure whatsoever, shall be erected or constructed across the access to the development off The Street unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to safeguard the character and visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

7 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme (including hard surfacing). The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and

species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

8 No development shall take place unless precise details of the timber and finish to be used for the proposed windows and doors have been submitted to and approved by the Local Planning Authority together with details of the construction/operation mechanism and the new joinery shall be constructed in accordance with approved details.

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.

9 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 policy GEN7 of the Arun District Local Plan.

10 No development, demolition or alterations to buildings shall take place until details indicating how suitable provision will be made for bats'/owls' habitats have been submitted to and approved by the Local Planning Authority and such habitats shall be secured/provided before development commences and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of bats/owls to ensure that a habitat remains for them during and after development in accordance with policies GEN30 and DEV2 of the Arun District Local Plan.

11 No external lighting/floodlighting shall be erected at the site unless and until details have been submitted to approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: to safeguard the amenities of nearby residents in accordance with policies GEN7, GEN33 of the Arun District Local Plan.

12 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 the visual quality of the Area of Outstanding Natural Beauty or the character of the Conservation Area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

THE SOUTH EAST PLAN:
C2,C3,BE6

LOCAL PLAN: GEN1,GEN2,GEN3,GEN5,GEN7,GEN9,GEN12,GEN22,AREA2,AREA9, DEV2

NATIONAL POLICIES: PPS1,PPS3,PPS5,PPS7,PPG13

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