

Recommendation Report for Planning Permission

REF NO: PO/2/17/PL

LOCATION: The Coach House at The Old Vicarage
Poling Street
Poling

PROPOSAL: Single storey rear extension, porch extension & 11 No. rooflights in existing & proposed roof to create 1 No. self contained dwelling (resubmission following PO/1/17/PL). This application affects the character & appearance of the Poling Conservation Area & may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.
The proposal is to convert the former coach house building which is currently used as a workshop/store/garage into a 2 bedroom dwelling. The proposal is for alterations and extensions to the existing Coach House. These include a single storey rear extension to the south and west of the property and a porch extension to the west of the property. Conservation style rooflights are proposed in the existing and proposed roofs.

SITE AREA

484 sq m

RESIDENTIAL DEVELOPMENT DENSITY (NET) 21 dwellings per hectare

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Flint walling 2.5m high and end of building on road frontage. Flint walling also enclosing site adjacent to car barn.

SITE CHARACTERISTICS

Detached former stable building/coach house with a dormer in the roof located within the residential curtilage of the old vicarage. Building has plain clay tiles and brick and flint elevations. Existing car barn to west within application site has plain tiled roof

CHARACTER OF LOCALITY

Predominantly rural

RELEVANT SITE HISTORY

PO/3/06/ Demolish existing garage and replace with ApproveConditionally

one slightly larger.

15-11-2006

PO/1/17/PL

Alterations & extensions to existing Coach house to create self contained two bedroom dwelling. This application affects the character & appearance of the Poling Conservation Area.

Withdrawn
27-04-2017

REPRESENTATIONS

Representations received:

7 support - This will not adversely affect the character of the existing conservation area or any other buildings close by. There is little scope for new development in the village but this makes good use of existing building with a tasteful conversion. Velux windows in lieu of traditional dormers are not better. This is a sensitive development. Without such a project concerned by the long term future of the coach house.

Comments on Representations received:

Agreed. The comments relating to the provision of a velux window in lieu of a dormer result from the preference expressed by the Conservation Officer. She did not support the addition of a dormer window

CONSULTATIONS

Listed Building Officer
Archaeology Advisor
Conservation Officer

Consultations responses received:

Archaeology Officer - Although this is close to the historic village centre the impact of the proposal would not be such that archaeological intervention would be justified.

Comments on Consultation responses:

- comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Building of Special Character
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [GEN2](#)
[GEN3](#)
[GEN7](#)
[GEN22](#)
[AREA2](#)
[DEV2](#)

Built-up Area Boundary
Protection of the Countryside
The Form of New Development
Buildings or Structures of Character
Conservation Areas
Conversion of Rural Buildings for Residential Use

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM2 Locally Listed Buildings or Structures of Character
HER DM3 Conservation Areas

HER SP1 The Historic Environment
D SP1 Design
C SP1 Countryside
SD SP1 Sustainable Development
SD SP2 Built-Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Poling does not have an adopted Neighbourhood Plan.

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 and is located in a sustainable countryside location.

LISTED/CA

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act 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 setting of the Grade II Listed Building or the character of the Conservation Area.

(2) Without prejudice to the generality of paragraph (1)(b) -

(a) Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) Factors relevant to public safety include -

(i) The safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) Whether the display of the advertisement in question is likely to obscure or hinder the ready interpretation of any traffic sign, railway sign or aid to navigation by water or air;

(iii) Whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

4(3) In determining an application for consent for the display of advertisements, the local planning authority may have regard to any material change in circumstances likely to occur within the period for which the consent is requested.

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

PRINCIPLE:

The site lies in a countryside location outside the built-up area boundary where the principle of development is considered to be unacceptable unless necessary for the needs of agriculture, forestry, the extraction of minerals, deposit of waste, the diversification of the rural economy or where such development is in accordance with a policy within sections 2 & 3 of the Local Plan.

Development Plan policies seek to exert strict control over development in the countryside to protect it for its own sake. Development will only be permitted where there is a strong justification for a countryside location. The Government's advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected and where possible enhanced.

Arun District Local Plan policies GEN2 and GEN3 seek to focus development within built up areas however these boundaries have reduced weight as they are time expired since they do not relate to housing provision beyond 2011.

The Council is unable to demonstrate an adequate 5 year supply of housing land as required by paragraph 49 of the National Planning Policy Framework (NPPF) and Policy GEN 5 of the Arun District Local Plan is outdated. Furthermore, the Examination into the emerging Local Plan was suspended by the Planning Inspector on the grounds that the Council's Objectively Assessed Housing Need (OAN) should be reviewed higher than that proposed in the Local Plan (580 units p.a). The Council therefore need to identify adequate land supply to meet the additional housing requirements. The OAN figure has now been increased to 919 units per annum as of October 2016 and the Council, based on this need, is only able to demonstrate approximately 2 years worth of supply

It is not considered that the application can be refused solely on the grounds of being located in the countryside/outside of the defined built up area unless additional harm arises from this countryside location.

ARUN LOCAL PLAN POLICY DEV2 (CONVERSION OF RURAL BUILDINGS FOR RESIDENTIAL USE):

Technically Policy DEV2 applies to this application since the proposal is for the conversion of a building for residential use outside the built-up area. However, it is not considered appropriate to require the building to be marketed first for a business use as such a use would not be compatible with the surrounding residential uses. Furthermore, the proposed changes to the appearance of the building are not considered to be detrimental to the character of the surrounding residential area and it is not considered that there will be any noticeable increase in traffic to/from the site.

Notwithstanding, Policy DEV2 (ii) does require that the building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension. The building would appear to comply with these requirements, whilst no indication has been

provided regarding structural suitability/adequacy for the conversion to meet current Building Regulation requirements the building contributes positively to the appearance of the area and its long term retention is welcomed.

SITE SUSTAINABILITY:

The proposed site is a significant distance from the nearest settlement boundary in that [Poling itself does not have a defined built up area boundary and therefore the nearest defined settlement boundary within the district of Arun is considered to be Arundel. It is considered that the nearest shops and services within the district of Arun are those at Crossbush (The Shell Petrol Station or the Public House) or those within the settlement boundary of Arundel and as such, these are a reasonable distance away. However a bus stop is located at the junction of Poling Street and A27. It is therefore considered that the site is located in a sustainable location and that the new residents would not necessarily be entirely reliant on the private car to access local shops and services.

VISUAL AMENITY, CHARACTER & RESIDENTIAL AMENITY:

The coach house is an attractive structure of simple proportions and detailing of a design that reflects its rural setting. It is located within the residential curtilage garden area of The Old Vicarage and is perceived as a small ancillary building when observed from the site boundary. The conversion of the coach house to a separate residential unit of accommodation would be acceptable in principle given that the size of residential curtilage proposed would be in keeping with the surrounding area and that it is an attractive building and its long term retention and maintenance is welcomed.

Following the refusal of application PO/1/17/PL the agent has met with officers and has submitted a scheme that now accords with the requests of the Conservation Officer. The method of conversion and more modest external changes which have deleted the dormer would now be in keeping with the character and appearance of the coach house and the Conservation Area and would no longer result in an overly dominant building that would be harmfully visually dominant in the street scene. The building is located adjacent to the road frontage in a position where it is readily visible from outside the site. The conversion of the building would be sympathetic to its design and vernacular form. The proposed fenestration details are no longer uncharacteristic and do not result in an overly domestic appearance of the structure. The proposal therefore accords with policies GEN7, AREA1 and GEN22 of Arun District Local Plan.

Given the position of the building and its relationship to adjoining dwellings it is not considered that the proposal would have a materially adverse impact on neighbouring units by reason of adverse overbearing or overlooking effects.

The proposed gross internal room sizes accord with the Nationally adopted space standards.

SUMMARY

This proposal is considered to be located in a sustainable location, would be in character with the surrounding form of development, would retain a historic building which positively contributes to the area and is compliant with Arun District Local Plan Policy DEV2. The application is therefore recommended for approval subject to the following conditions:

HUMAN RIGHTS ACT

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 1079.01a and 1079.03a.

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 above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the porch extension and new windows and doors of the proposed dwelling have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the conversion of the building.

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 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.