

CHERRY TREE NURSERY, WALBERTON

Class Q(b) Application for Prior Approval –
Change of Use from Agriculture to 2no
Large and 3no Small Dwellinghouses (C3
Use Class)



Planning Statement

DECEMBER 2018

APPLICANTS: MR AND MRS BOUCHER

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1.0 INTRODUCTION

1.1 Please find enclosed on behalf of my clients, Mr and Mrs Boucher, an application for Prior Approval of Proposed Change of Use of an existing agricultural building to 2no large and 3no small dwellinghouses (Use Class C3), and for associated operational development, under Part 3, Class Q (b) of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

1.2 In accordance with the Fee Regulations, the fee, due to development being involved, in the amount of £206.00 will be paid on line.

1.3 Part 3 changes of use include the current proposal, namely:

Class Q - Permitted development - Development consisting of –

(a) a change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

1.4 The application is submitted under Q(b), namely for the change of use and associated building works.

1.5 I will at this early stage discuss the recent High Court judgment dated 9th November 2016 in **Hibbitt v. SSCLG** [2016] EWHC 2853 (Admin). In my professional opinion this is not an unsurprising judgement - it simply confirms a well understood principle. As Martin Goodall points out in his blog dated 14th November 2016 it is not even necessary to call in aid the revised wording of the PPG in order to interpret the plain words of the GPDO. In the facts of that case, it is over-optimistic to expect that a building comprising a light steel frame supporting a corrugated iron roof, which is largely open to the elements on three sides (except for limited cladding up to a few feet from the ground in some cases) is capable of being converted to residential use without building operations that would be so extensive as to go well beyond the scope of the operations permitted by Class Q, and would amount either to substantial rebuilding of the pre-existing structure or, in effect, the creation of a new building.

1.6 The judgement does no more than re-affirm the principle that was clearly to be derived from the wording of Class Q itself. Even before the Government amended its online planning practice guidance (PPG) in March 2015, it was clear from appeal decisions that where existing structures, and the materials from which they were constructed, were so insubstantial that the buildings would require almost complete reconstruction in order to meet the requirements of the Building

Regulations, the extent of the proposed building operations would inevitably be seen as going beyond the extent of the works that were envisaged by the terms of Class Q(b) [or the former Class MB(b)] as being “reasonably necessary” for the building to function as a dwellinghouse, and could also be sufficient to disqualify the building from residential conversion under Class Q(a).

- 1.7 One should be wary of reading more than this into the *Hibbitt* judgment. What Martin Goodall has called “the structural issue” has in effect two limbs. The first is the fundamental point discussed above, which was dealt with by *Hibbitt*, but the second aspect of this structural issue is the question of how much internal work can be carried out inside the building within the scope of Class Q. In my view, the judgment in *Hibbitt* does not tell us anything about this latter issue, being focused as it was on the fundamental issue of the ‘convertibility’ of the building, and whether works amounting in effect to substantial reconstruction of the building can be carried out within the scope of Class Q (and of Class Q(b) in particular), as the claimant attempted to argue in that case.
- 1.8 However, taking account of section 55(2)(a), it seems to me that there is still scope, without infringing that basic principle, and without going outside the limitations of Class Q, to carry out internal works that may be quite extensive, even including some structural alterations, provided that these are purely internal.
- 1.9 That said, in this case the structure is structurally suitable for conversion to residential use without the need for new structural elements. The works required are largely superficial, such as the renewal of external finishes and the erection of non-loadbearing internal walls to provide room divisions.

2.0 SITE CONTEXT

- 2.1 The application site – Cherry Tree Nursery – has historically been a horticultural nursery, located on the north side of Eastergate Lane.
- 2.2 In 2008 the applicants’ son had a breakdown and was no longer able to work and as a direct result the horticultural use of the greenhouse ceased at that time. Since then it was remained unused and has become overgrown with weeds.
- 2.3 The building subject to this application comprises the main greenhouse. It comprises a steel frame with the walls all on a breeze block wall on concrete foundations.

3.0 CLASS Q – ASSESSMENT OF PROPOSED DEVELOPMENT CLASS Q.1 REQUIREMENTS:

- 3.1 Class Q.1 sets out a number of scenarios and thresholds (a) — (m) whereby development is not permitted under this Part.
- 3.2 In order to assure the Council that the proposal is permitted development in this context, I have assessed the proposal against all of these criteria.
- 3.3 In considering these criteria I have had due regard to the recently published Planning Policy Guidance that has been issued.
- 3.4 I consider each of the relevant criteria in turn below.
- 3.5 In this regard the GPDO provisions make clear that Development is not permitted if:

(a) The site was not used solely for an agricultural use, as part of an established agricultural unit

(i) on 20th March 2013, or

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a site which was brought into use after 20th March 2013, for a period of 10 years before the date the development under Class Q begins;

- 3.6 On March 20th 2013 the 'site' was not in use for agricultural purposes, but it formed part of a long-standing horticultural business that ceased in 2008 when the applicants' son had a breakdown and was no longer able to work. Since that date the subject greenhouse has remained empty and has become overgrown with weeds.
- 3.7 The undated letter from the owner at Appendix 1 confirms these facts.
- 3.8 It is therefore clear that on the relevant date the site was last used for agricultural purposes as part of a trade or business.
- 3.9 Accordingly it is clear that the 'site' satisfies Q.1 (a) (i) in that it was not in use on 20th March 2013 but was last used for agriculture as part of an established agricultural unit.

- (b) in the case of—**
(i) a larger dwellinghouse, within an established agricultural unit—
(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or
(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

NB: Q.3 defines a "larger dwellinghouse" as a dwellinghouse developed under Class Q which has a floor space of more than 100 square metres and no more than 465 square metres having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

- 3.10 The cumulative number of larger dwellinghouses to be developed is 2 and does not exceed 3.
- 3.11 The cumulative floorspace of the existing building that is changing use to larger dwellinghouses is 462 sq m and does not exceed 465 sqm.
- 3.12 Accordingly the provisions of Q.1(b) are satisfied.

- (c) in the case of—**
(i) a smaller dwellinghouse, within an established agricultural unit—
(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or
(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

NB: Q.3 defines a "smaller dwellinghouse" as a dwellinghouse developed under Class Q which has a floor space of no more than 100 square metres having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

- 3.13 The cumulative number of smaller dwellinghouses to be developed is 3 and does not exceed 5.
- 3.14 The floorspace of each smaller dwellinghouse to be created does not exceed 100 sq m.
- 3.15 The cumulative floorspace of the existing building that is changing use to larger dwellinghouses is 462 sq m and does not exceed 465 sqm.

3.16 Accordingly the provisions of Q.1(c) are satisfied.

(d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—

(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

3.17 The cumulative floorspace of the existing building that is changing use to larger dwellinghouses is 462 sq m and does not exceed 465 sqm.

3.18 The cumulative number of dwellinghouses is 5.

3.19 Accordingly the provisions of Q.1(d) are satisfied.

(e) The site is occupied under an agricultural tenancy, unless consent of both the landlord and the tenant has been obtained;

3.20 The land and buildings subject to this application are not occupied under an agricultural tenancy.

(f) Less than 1 year before the date development begins:

i. An agricultural tenancy over the site has been terminated, and

ii. The termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

3.21 This is not applicable for the reasons set out in 3.20 above.

(g) Development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit -

(i) since 20th March 2013; or

(j) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

3.22 No Part 6 development has been carried out on the site since 2008.

(h) The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

3.23 The proposed development relates only to the change of use of the existing floorspace of the existing buildings along with associated operational development. The proposal does not seek to increase the external dimensions of the existing building.

(i) The development under Class Q(b) would consist of building operations other than:

(i) the installation or replacement of

***(aa) windows, doors, roofs, or exterior walls, or
(bb) water, drainage, electricity, gas or other services,***

to the extent reasonably necessary for the building to function as a dwellinghouse; and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

3.24 The proposed development seeks to retain the character and appearance of the greenhouse structure.

3.25 It proposes a new roof finish and the walls to be clad in timber or cedar boarding, along with changes to fenestration.

3.26 No rebuilding is required and the works can be undertaken within the fabric of the existing steel structure.

3.27 Therefore the extent of the proposed development would sit within the parameters as set out above, as reinforced in the *Hibbitt* judgement.

3.28 Partial demolition is proposed in order to split the building from the larger greenhouse. These works are similar in extent to that considered – and permitted by Chichester District Council – in the greenhouse conversions at (1) Jamic Nursery, Street End Lane, Sidlesham see SI/15/03067/PAQ3

which has also been re-permitted under SI/17/00943/PAQ3; and, (2) at Orchid Answers, 113 Second Avenue, Batchmere - see E/15/01472/PA3Q and more recently re-permitted under E/17/03461/PA3Q. Details of these consents are attached at Appendices 2 and 3.

- 3.29 Since those proposals were accepted under Class Q it would be wholly inappropriate and unacceptable to resist this scheme. The cases are indistinguishable.
- 3.30 On the issue of building works, the latest Government Planning Practice Guidance on the portal at Reference ID: 13-105-20180222 dated 22 February 2018 is relevant. It states:

What works are permitted under the Class Q permitted development right for change of use from an agricultural building to residential use?

Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.

For a discussion of the difference between conversions and rebuilding, see for instance the case of Hibbitt and another v Secretary of State for Communities and Local Government (1) and Rushcliffe Borough Council (2) [2016] EWHC 2853 (Admin).

Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q.

- 3.31 All the changes proposed are the minimum necessary to enable the building to function as a dwellinghouse.

- 3.32 No new structural elements are proposed, nor required. The building is structurally strong enough to take the loading which comes with the proposed external works. However even if they were it is clear that such works – provided they are internal - are not prohibited by Class Q.
- 3.33 Very recently within Arun District A Class Q approval was granted under BN/22/18/PD for Change of use of a greenhouse on land North of Sunnyside Cottages, Yapton Road, Barnham to 2no dwellinghouses. Details of this consent are attached at Appendix 4.
- 3.34 In the officers delegated report under the heading 'Note on Building Works' it is concluded that:
- "Therefore, new walls & roofs, windows and doors can be added to the structure and this would still be considered a conversion It is also possible to carry out purely internal works and these would not amount to development under the Act provided that the completion of those works does not in itself constitute a material change of use. This being the case, it is considered that the structure of the building could be strengthened to better facilitate conversion and that this would be outside the scope of development control."*
- 3.35 Consistency in decision making is essential in order for the planning process to retain its integrity. On this basis the prior approval consent in BN/22/18/PD is highly material.
- 3.36 Moreover, BN/2/18/PD creates a precedent for the conversion of greenhouses under the Class Q procedure.

(j) The site is on article 2(3) land;

- 3.37 The site is not located on Article 2(3) land. It lies outside any Conservation Area and is not situated within the South Downs National Park.

(k) The site is or forms part of:

- (i) a site of special scientific interest;**
- (ii) a safety hazard area;**
- (iii) a military explosives storage area;**

- 3.38 The site is not located in a SSSI, safety hazard area or military explosives storage area.

(l) The site is, or contains, a scheduled monument;

- 3.39 The site does not contain any scheduled monuments.

(m) The building is a listed building.

- 3.40 The building is not listed and the wider site does not contain any listed buildings.

CLASS Q.2 - CONDITIONS

- 3.41 Class Q.2 sets out conditions in respect of the prior approval procedure. It makes clear that development under Class Q(a) together with development under Class Q(b) is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to conditions (a) to (f).

- 3.42 As with Class Q.1 I have set out below an assessment of the proposals against these conditions.

(a) Transport and highways impacts of the development

- 3.43 The proposal is for 5no dwellings which will give rise to minimal additional traffic movements on this private road.
- 3.44 The dwelling will be provided with 2no parking spaces. A shed for the secure parking of 2no cycles will also be provided, if required by the LPA.
- 3.45 On the issue of sustainability, Government advice on the portal at Reference ID: 13-108-20150305 is relevant. It states:

"The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house."

- 3.46 On this basis the issue of whether the site is in a sustainable location is irrelevant.

(b) Noise impacts of the development

- 3.47 The site is not located near any significant noise generating uses and as such the proposals would not be impacted upon in this respect.
- 3.48 The proposed development is well separated from surrounding residential dwellings. In any event any noise impacts in relation to residential accommodation on the site would be less than the existing agricultural activity. No remediation measures are proposed or required.

(c) Contamination risks on the site

- 3.49 For a considerable period of time the land has been used for agricultural purposes. As such there is no record of any activities which are likely to have generated contamination. No remediation measures proposed or required.

(d) Flooding risks on the site

- 3.50 The subject building is located within flood zone 1 as defined by the Environmental Agency's indicative flood map. It is therefore not at risk from flooding.

(e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order

- 3.51 There are no practical issues of technical constraints which would prevent the proposed change of use, and the development would not have any detrimental impact as evidenced above. Consequently, this is not considered to be an issue.
- 3.52 Government advice on the portal at Reference ID: 13-109-20150305 is also relevant to this issue.
- 3.53 It states: *What is meant by impractical or undesirable for the change to residential use?*

Impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would "not be sensible or realistic", and undesirable reflects that it would be "harmful or objectionable".

When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

When a local authority considers location and siting it should not therefore be applying tests from the National Planning Policy Framework except to the extent these are relevant to the subject matter of the prior approval. So, for example, factors such as whether the property is for a rural worker, or whether the design is of exceptional quality or innovative, are unlikely to be relevant.

- 3.54 Two issues arise here. First, is the location sensible or realistic? Second, would the siting be harmful or objectionable?
- 3.55 Importantly, consideration of both questions **MUST** start from the premise that permitted development rights grant planning permission - therefore just because a building is not in a location where the council would normally grant permission is not a sufficient reason to refuse prior approval.
- 3.56 Consideration of these two issues relates to circumstances where the impact cannot be mitigated.
- 3.57 The examples given are very specific. For example a building on a hilltop with no road or services, or, if the residential use would be adjacent to intensive poultry farming, silage storage or buildings with dangerous machines or chemicals.
- 3.58 In this regard it is clear that the siting **IS** sensible. There is a road access and services such as water and electric exist.
- 3.59 Secondly, there are no intensive agricultural practices being undertaken on the land.
- 3.60 Moreover there is no nearby silage and no dangerous machines or chemicals.
- 3.61 It is therefore clear that the proposed residential use is neither

impractical or undesirable.

(f) The design or external appearance of the building

- 3.62 The design and external appearance of the proposed building is sympathetic to its surroundings.
- 3.63 The design approach seeks to minimise changes and retain the overall character of this redundant agricultural building.
- 3.64 In particular, the historic shape of a greenhouse will be retained.

PARAGRAPH W

- 3.1 Paragraph W(2)(ba) requires the application to be submitted by a statement specifying the net increase in dwellinghouses proposed by the development.
- 3.2 In this case I can confirm that the net increase in dwellinghouses is 5.
- 3.3 Paragraph W(2)(bb) requires the application to be submitted by a statement specifying the number of smaller dwellinghouses proposed; the number of larger dwellinghouses proposed; and, whether previous development has taken place under Class Q within the established agricultural unit and, if so, the number of smaller and larger dwellinghouses developed under Class Q.
- 3.4 In this case I can confirm that the number smaller dwellinghouses proposed is 3; the number of larger dwellinghouses proposed is 2; and that no previous development has taken place under Class Q within the established agricultural unit.

PARAGRAPH X

- 3.5 Paragraph X of the Town and Country Planning (General Permitted Development) Order 2015 defines 'curtilage' for the purposes of Class Q, R or S only as being:

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building,

whichever is the lesser;

- 3.6 The extent of the actual curtilage to each dwelling is indicated on Drawing 8 – Proposed Site Plan – by hatching and the text confirms that the curtilage of each dwelling does not exceed the footprint of that dwelling.
- 3.7 In this regard the application site defined by the red line on the location plan has to include land forming the access to the highway as well as parking and turning areas. Drawing 8 clearly indicates that these additional areas do not form part of the curtilage of each dwellinghouse.
- 3.8 Compliance with the definition of 'curtilage' in Paragraph X is therefore achieved.

4.0 CONCLUSIONS

- 4.1 The detailed assessment which I have undertaken above confirms that the proposed development complies with the criteria and conditions as set out in **Class Q (a) and (b)** of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.
- 4.2 Most significant in this particular case is the precedent established by two cases in Chichester District and one case in Arun District where it has been established that greenhouses are structurally suitable for conversion to residential use without the need for new structural elements.
- 4.3 It is therefore clear that no new structural elements are required to enable the conversion to residential.
- 4.4 I therefore trust that officers will adopt a pro-active approach to this application, which, I submit, is reasonable on all counts.

APPENDIX 1

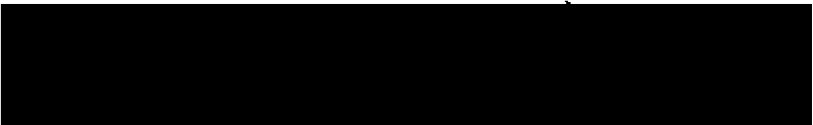
Letter from owner
confirming last use
for agricultural of
building on relevant
date.

Cherry Tree Nursery
Eastgate Lane,
Walberton W Sussex
BN18 0BA

I Doreen Boucher can
confirm that our Greenhouse
was last used for commercial
horticulture purposes ten
years ago in 2008 at which
time our son Gary had a
breakdown and was no
longer able to work.

Since that date the
Greenhouse has been
unused and has become
overgrown.

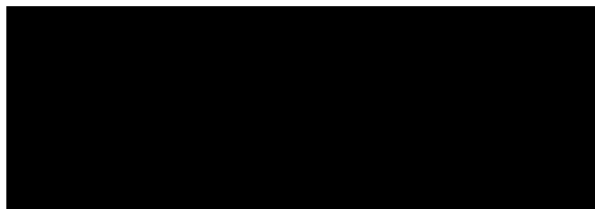
Kind Regards



APPENDIX 2

Jamic Nursery case in
Chichester DC

Stephen Jupp MRTPI
348 Chichester Road
Bognor Regis
West Sussex PO21 5BX



6th November 2015

Dear Sir or Madam

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) Order 2015
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Application for Prior Approval under Prior Approval CoU Agric to Dwelling C3

PROPOSAL: Part 3, Class PA3Q: Change of use of agricultural building to 2 no. dwellings (C3 Use Class).

SITE ADDRESS; Jamic Nursery Street End Lane Sidlesham Chichester West Sussex PO20 7RG

In reference to your application, SI/15/03067/PA3Q, Chichester District Council hereby determines that **PRIOR APPROVAL REQUIRED HEREBY PERMITTED**

The proposal can now proceed subject to the following 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 Schedule 2, Part 3, Class Q (Q.2(3)) of the Town and Country Planning (General Permitted Development) Order 2015.

2) The development hereby permitted shall be carried out in accordance with the approved plans: 1, 2, 3, 4, 5A, 7

Reason: For the avoidance of doubt and in the interests of proper planning.

3) Notwithstanding the details provided, no development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed building(s) and where appropriate surfacing materials have been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, to ensure a building of visual quality and to enable the timely consideration of the details.

4) No development shall commence on site until working drawings and a method statement have been submitted to and been approved in writing by the Local Planning Authority. Such drawings and statement must be based upon the terms of this prior approval and must, therefore, not involve the external enlargement of the existing building and not its dismantling and subsequent reconstruction. The working drawings must show full details of the works necessary to enable the conversion to take place, including the exact amount and method of repair and replacement as well as structural details of methods of support and tying-in of walls, posts etc, and works necessary to achieve foundation and under-pinning. The method statement shall set out the exact method of conversion and the detailed method of support and protection of the building before and during conversion works. Once approved the works shall only be carried out in strict accordance with the approved details.

Reason: To ensure that the works strictly accord with the terms of the permission and that the building is not dismantled and reconstructed which would be contrary to the provisions of the Town and Country Planning (General Permitted Development) Order 2015.

5) The curtilage of the dwelling hereby granted consist solely of the area outlined in red on the approved drawing. The curtilage must not extend beyond this area unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail and to ensure the development does not have a harmful environmental effect.

6) Any proposed boundary treatment shall consist of post and rail fence and native hedgerow, full details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details shall include elevations of the fence and the mix, spacing and size of plants. The fencing shall be provided prior to occupation of the dwelling hereby permitted, and the planting shall be provided during the first planting season following completion of the development or occupation of the dwelling, whichever is the sooner. Once erected the fence should be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority and if any plants die or become seriously damaged or diseased within a period of five years following planting they 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 to protect the visual amenities of the rural area.

7) No part of the development shall be occupied until covered and secure cycle parking have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To provide alternative transport options to the use of the car in accordance with current sustainable transport policies.

8) The development hereby permitted shall not be begun until a scheme to deal with contamination of land or groundwater has been submitted prior to the commencement of development and approved by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

(1) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The requirements of the Local Planning Authority shall be fully established before the desk-top study is commenced and it shall conform to any such requirement. Two full copies of the desk-top study and a non technical summary shall be submitted to the Local Planning Authority without delay upon completion.

(2) A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

(iii) The extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to the Local Planning Authority without delay upon completion.

(3) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. Two full copies of a verification report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (2) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (3) above. The building hereby permitted shall not be occupied unless and until approval is granted for this Verification Report.

Note - the above requirements shall be carried out in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

Informative: For further information and technical guidance regarding the requirements of this condition applicants should contact the District Council's Environmental Protection Team (01243 785166).

9) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To enable the Local Planning Authority to retain control over the development which may be injurious to the amenities of the area and of neighbouring properties and to prevent pollution.

10) The use hereby permitted shall not be carried on until provision for car parking has been made in accordance with the details as shown on plan 3 accompanying the application. Such provision shall thereafter be maintained for the parking of cars in perpetuity.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways.

11) With regard to Regulation 73 of The Conservation of Habitats and Species Regulations 2010, where works under 'permitted development' are likely to have an impact on European Sites (alone or in combination with other projects), works may not begin until the developer has received written notification of the approval of the Local Planning Authority. The application results in the creation of 2 no. new dwelling within the Chichester Langstone Harbours Special Protection Areas and a contribution of £348 is required in respect of mitigation against recreational disturbance in this location. The signed Undertaking and contribution shall be paid prior to works commencing on site. Should the Undertaking not be received by the Local Planning Authority the development must NOT be begun until the developer has received written notification of the approval of the Local Planning Authority under Regulation 75. The initial onus is upon the developer to judge the likely significant effect, but this must be done on a precautionary basis, and having regard to all other plans and proposals affecting the Special Protection Area.

12) With regard to Regulation 73 of The Conservation of Habitats and Species Regulations 2010, where works under 'permitted development' are likely to have an impact on European Sites (alone or in combination with other projects), works may not begin until the developer

has received written notification of the approval of the Local Planning Authority. The application results in the creation of 2 no. new dwelling within the Pagham Harbour Special Protection Areas and a contribution of £2200 is required in respect of mitigation against recreational disturbance in this location. The signed Undertaking and contribution shall be paid prior to works commencing on site. Should the Undertaking not be received by the Local Planning Authority the development must NOT be begun until the developer has received written notification of the approval of the Local Planning Authority under Regulation 75. The initial onus is upon the developer to judge the likely significant effect, but this must be done on a precautionary basis, and having regard to all other plans and proposals affecting the Special Protection Area.

13) INFORMATIVE

The applicants attention is respectfully drawn to the comments of the WSCC Highways team dated 8th October 2015 regarding Footpath and Highways consents.

Informatives:

Chichester District Council is satisfied that the development meets the criteria as permitted development provided the works are undertaken in accordance with the above condition(s) and in compliance with the relevant part of the General Permitted Development Order. However, you should ensure that all other consents necessary to construct the development, for example under the Building Regulations, are met.

If you wish to change the proposal, the details must be submitted to this Authority for consideration before development commences.

Yours faithfully



Andrew Frost

Head of Planning Services
Planning Services
Chichester District Council

NOTES
Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
Order 2015

Your attention is directed to the following notes. They are for information only and do not pretend to set out the whole of the law on the subject. It would be well for you to consult your solicitor if you are in any doubt.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to grant prior approval for the development, or is aggrieved by a condition imposed on a Grant of Prior Approval, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months* from the date of notice or determination giving rise to the appeal. (All appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. www.planning-inspectorate.gov.uk. Advertisements and ELD/PLD appeal forms are available from County House, Portland Square, Bristol; Tree Preservation Order appeals forms are available from Government Office from The Planning Inspectorate, The Environment Appeals Team, Trees and Hedges, Room 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Email – environment.appeals@pins.gsi.gov.uk Telephone – 0303 444 5584. One copy of the appeal form must be submitted to the Head of Planning and Building Control Services, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY).

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order.

2. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in the Planning and Compensation Act 1991 (as amended).
3. By Section 195 of the Town and Country Planning Act 1990 where an application is made to a District Planning Authority for a Certificate of Lawful Use or Development and is refused in part, the applicant may by notice under this sub-section appeal to the Secretary of State and on any such appeal the Secretary of State shall:
 - (a) if and so far as he is satisfied that the Authority's refusal is not well-founded, grant to the appellant a Certificate of Lawful Use or Development accordingly or, as the case may be, modify the certificate granted by the Authority on the application, and;
 - (b) if and so far as he is satisfied that the Authority's refusal is well-founded, dismiss the appeal.

4. Applicants are advised to consult Regulation (15) of the Advertisements Regulations 1992 regarding appeals in respect of advertisements.
5. Where this notice conveys approval or permission, conditional or unconditional please note that the decision given does not purport to convey any consent or approval which may be required under the Public Health Acts and Building Regulations. Additionally applicants are advised to check the need for notice to be given under the Party Wall etc. Act 1996.
6. Where this notice conveys approval or permission subject to conditions, applicants are reminded that the onus is on them to ensure the conditions have been complied with. Under some circumstances a failure to comply with a condition may result in the whole development being unauthorised.

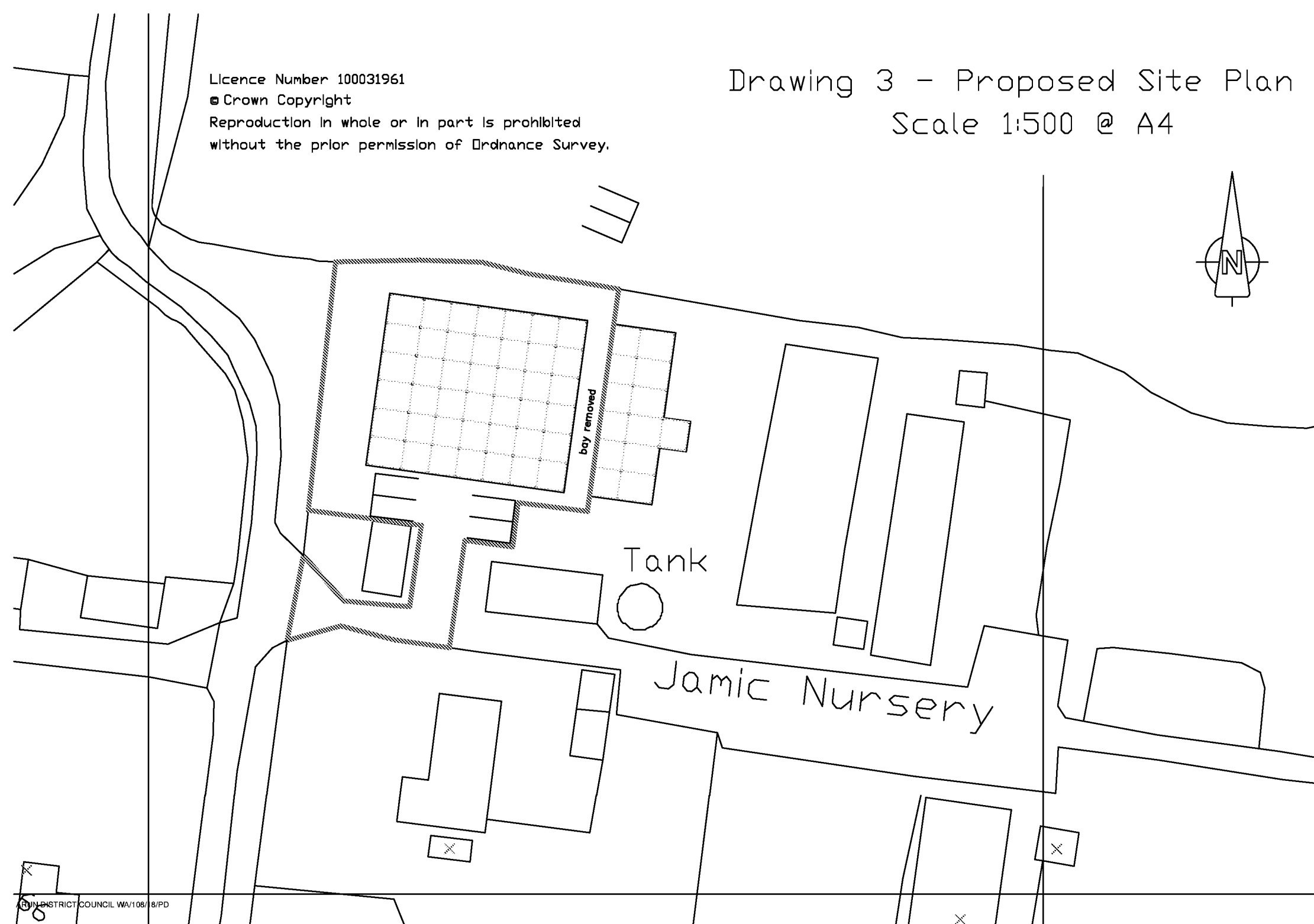
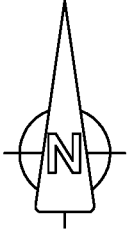
Licence Number 100031961

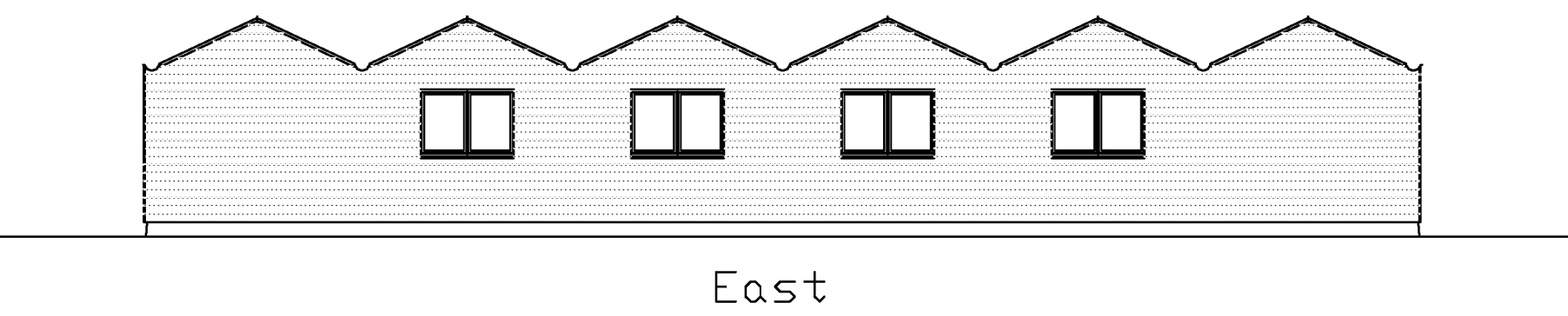
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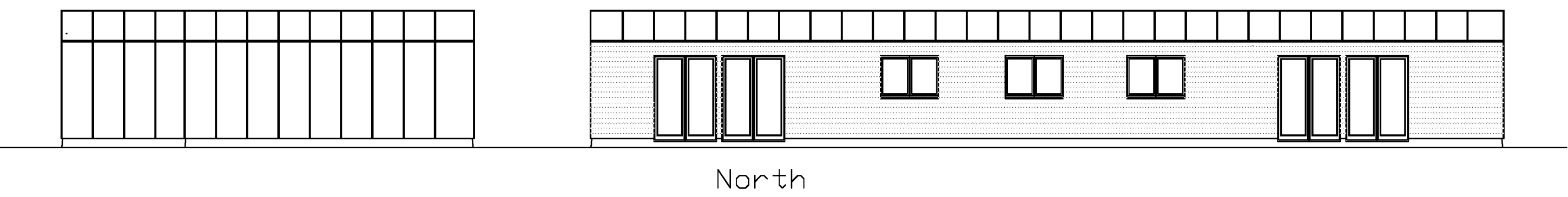
Drawing 3 - Proposed Site Plan

Scale 1:500 @ A4

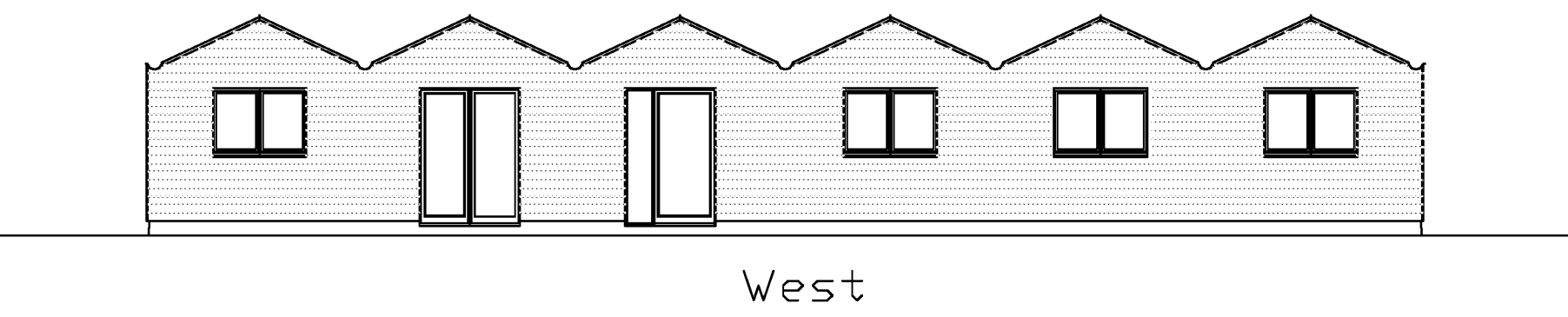




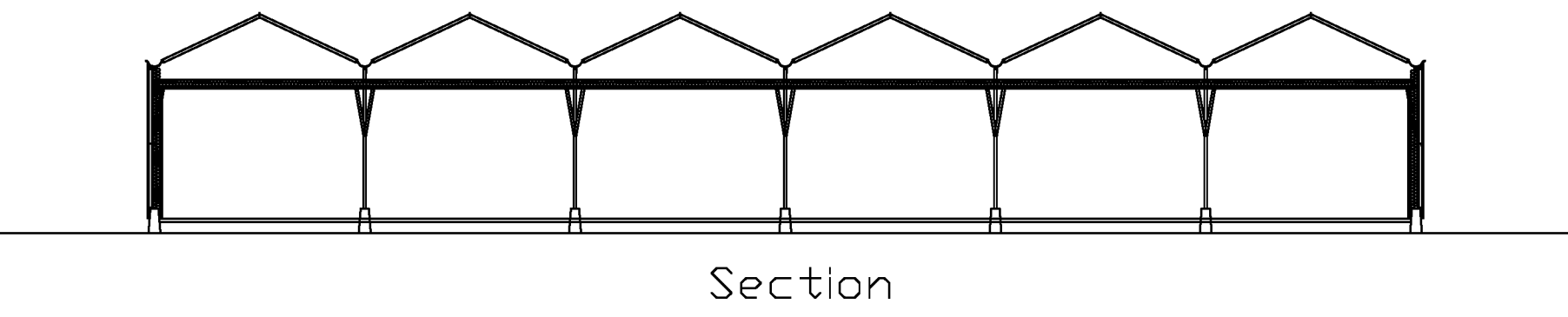
East



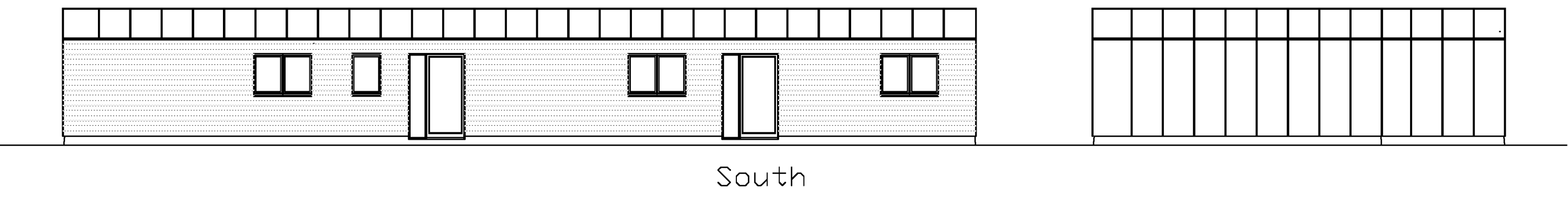
North



West



Section



South

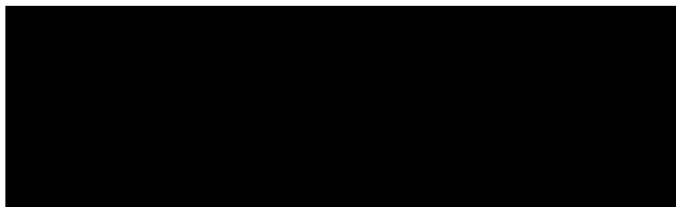
CLIENT	PROJECT	TITLE	STATUS	DRAWN BY	REVIEWED BY
Mr & Mrs D Grantham	Jamic Nursery Street End Lane Sidlesham	Proposed Floor Plan and Elevations	Planning, Part 2, Class Q	SJ	SJ
			DATE 02.09.15	SCALE 1:100 @ A1	DRAWING NUMBER 5A

STEPHEN JUPP MRTPI
CHARTERED TOWN PLANNER
348 CHICHESTER ROAD, BOGNOR REGIS
West Sussex PO21 5BX
Tel 01243 822113
Email: steve@planning-solutions.co.uk
www.planning-solutions.co.uk

APPENDIX 3

Orchid Answers case
in Chichester DC

Mr Stephen Jupp
348 Chichester Road
Bognor Regis
West Sussex PO21 5BX



22nd January 2018

Dear Sir or Madam

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) Order 2015
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Application for Prior Approval under Prior Approval CoU Agric to Dwelling C3

PROPOSAL: Class Q Application for Prior Approval - Change of Use of Agricultural Building from Agriculture to 2 no. Dwellings (C3 Use Class) - Amended scheme to E/15/01472/PA3Q.

SITE ADDRESS; Orchid Answers Limited 113 Second Avenue Batchmere Chichester West Sussex PO20 7LF

In reference to your application, E/17/03461/PA3Q, Chichester District Council hereby determines that **PRIOR APPROVAL REQUIRED HEREBY PERMITTED**

1) The development hereby permitted shall not be carried out other than in accordance with the approved plans: 3A, 2A, 5A

Reason: To ensure the development complies with the planning permission.

2) The associated residential curtilage of the dwelling hereby granted consist solely of the hatched area on Drawing 3A The curtilage must not extend beyond this area.

Reason: To enable the Local Planning Authority to control the development in detail and to ensure the development does not have a harmful environmental effect and accords with the requirements of the General Permitted Development Order 2015(As amended).

3) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. development shall not be first occupied until

- i) An investigation and risk assessment has been undertaken in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority, and
- ii) where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Any remediation shall be fully implemented in accordance with the approved scheme before the development is brought into use, and
- iii) a verification report for the remediation shall be submitted in writing to the Local Planning Authority before the development is first brought into use.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of contaminated land in accordance with local and national planning policy

4) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To enable the Local Planning Authority to retain control over the development which may be injurious to the amenities of the area and of neighbouring properties and to prevent pollution.

INFORMATIVES

- 1) 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.
- 2) With regard to Regulation 73 of The Conservation of Habitats and Species Regulations 2017, where works under 'permitted development' are likely to have an impact on European Sites (alone or in combination with other projects), works may not begin until the developer has received written notification of the approval of the Local Planning Authority.

The application results in the creation of 2no. new dwelling within the Chichester and Langstone Harbours Special Protection Areas buffer and also within the Pagham Harbour Special Protection Area buffer. The agreement between the Local Planning Authority and Natural England is that a contribution is required in respect of mitigation against recreational disturbance in these buffer zones. A signed Undertaking and contribution shall be paid prior to works commencing on site. Should the Undertaking not be received by the Local Planning Authority the development must NOT be begun until the developer has received written notification of the approval of the Local Planning Authority under Regulation 75.

The initial onus is upon the developer to judge the likely significant effect, but this must be done on a precautionary basis, and having regard to all other plans and proposals affecting the Special Protection Area.

Informatives:

Chichester District Council is satisfied that the development meets the criteria as permitted development provided the works are undertaken in accordance with the above condition(s) and in compliance with the relevant part of the General Permitted Development Order. However, you should ensure that all other consents necessary to construct the development, for example under the Building Regulations, are met.

If you wish to change the proposal, the details must be submitted to this Authority for consideration before development commences.

Yours sincerely,


Andrew Frost

Director of Planning and Environment
Chichester District Council

NOTES

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development)

Order 2015

Your attention is directed to the following notes. They are for information only and do not pretend to set out the whole of the law on the subject. It would be well for you to consult your solicitor if you are in any doubt.

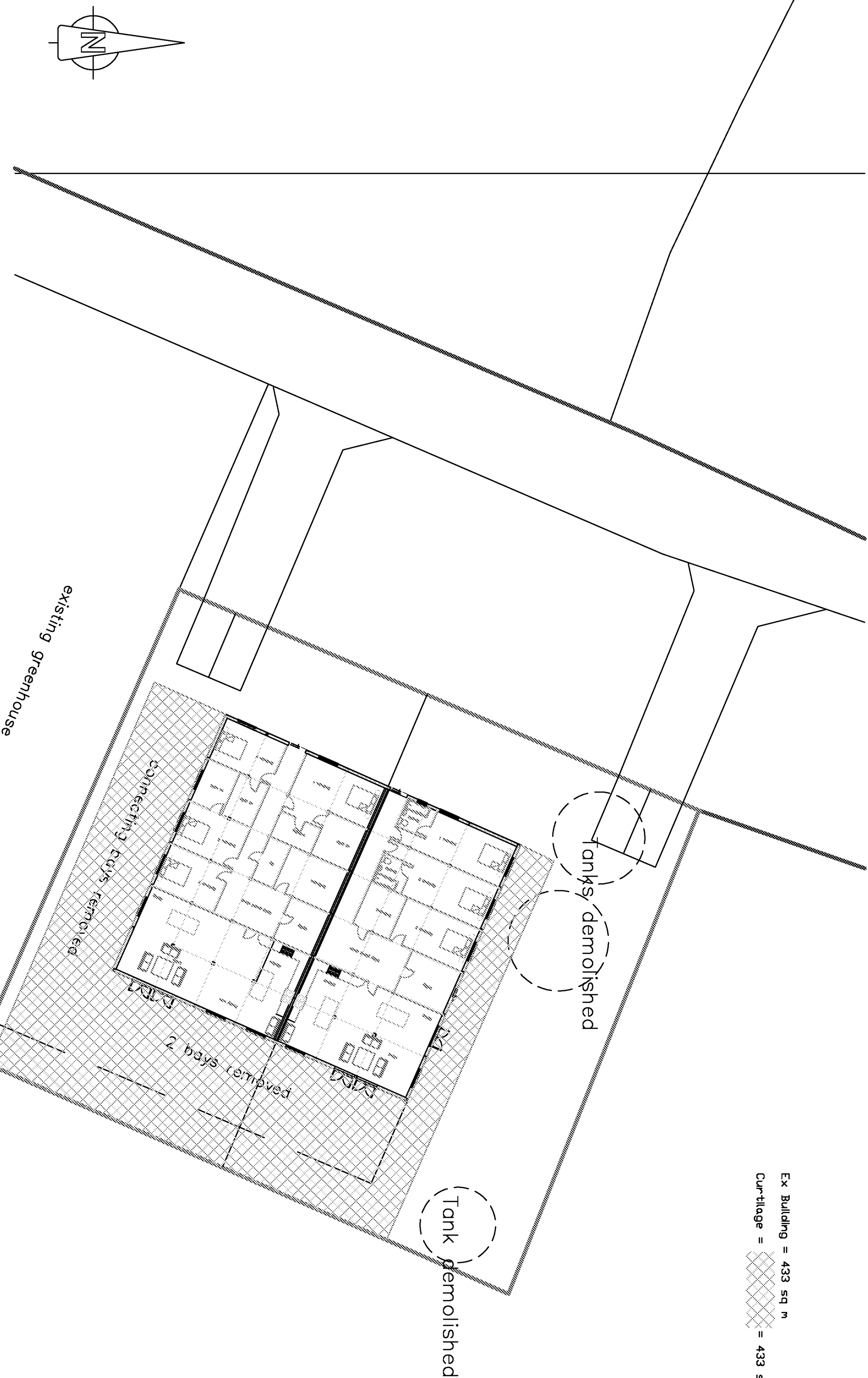
1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to grant prior approval for the development, or is aggrieved by a condition imposed on a Grant of Prior Approval, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months* from the date of notice or determination giving rise to the appeal. (All appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. www.planning-inspectorate.gov.uk. Advertisements and ELD/PLD appeal forms are available from County House, Portland Square, Bristol; Tree Preservation Order appeals forms are available from Government Office from The Planning Inspectorate, The Environment Appeals Team, Trees and Hedges, Room 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Email – environment.appeals@pins.gsi.gov.uk Telephone – 0303 444 5584. One copy of the appeal form must be submitted to the Head of Planning and Building Control Services, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY).

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order.

2. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in the Planning and Compensation Act 1991 (as amended).
3. By Section 195 of the Town and Country Planning Act 1990 where an application is made to a District Planning Authority for a Certificate of Lawful Use or Development and is refused in part, the applicant may by notice under this sub-section appeal to the Secretary of State and on any such appeal the Secretary of State shall:
 - (a) if and so far as he is satisfied that the Authority's refusal is not well-founded, grant to the appellant a Certificate of Lawful Use or Development accordingly or, as the case may be, modify the certificate granted by the Authority on the application, and:
 - (b) if and so far as he is satisfied that the Authority's refusal is well-founded, dismiss the appeal.
4. Applicants are advised to consult Regulation (15) of the Advertisements Regulations 1992 regarding appeals in respect of advertisements.

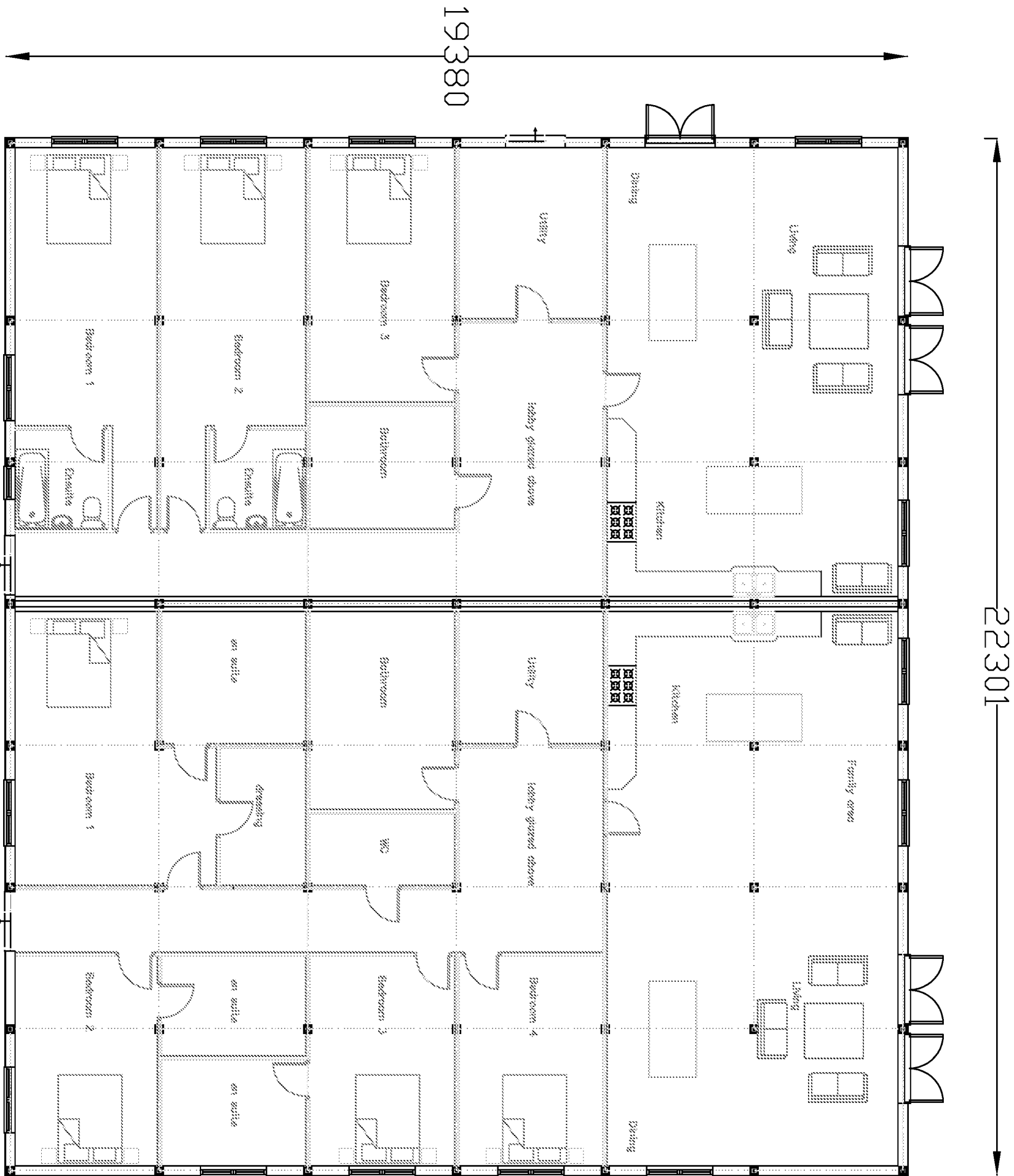
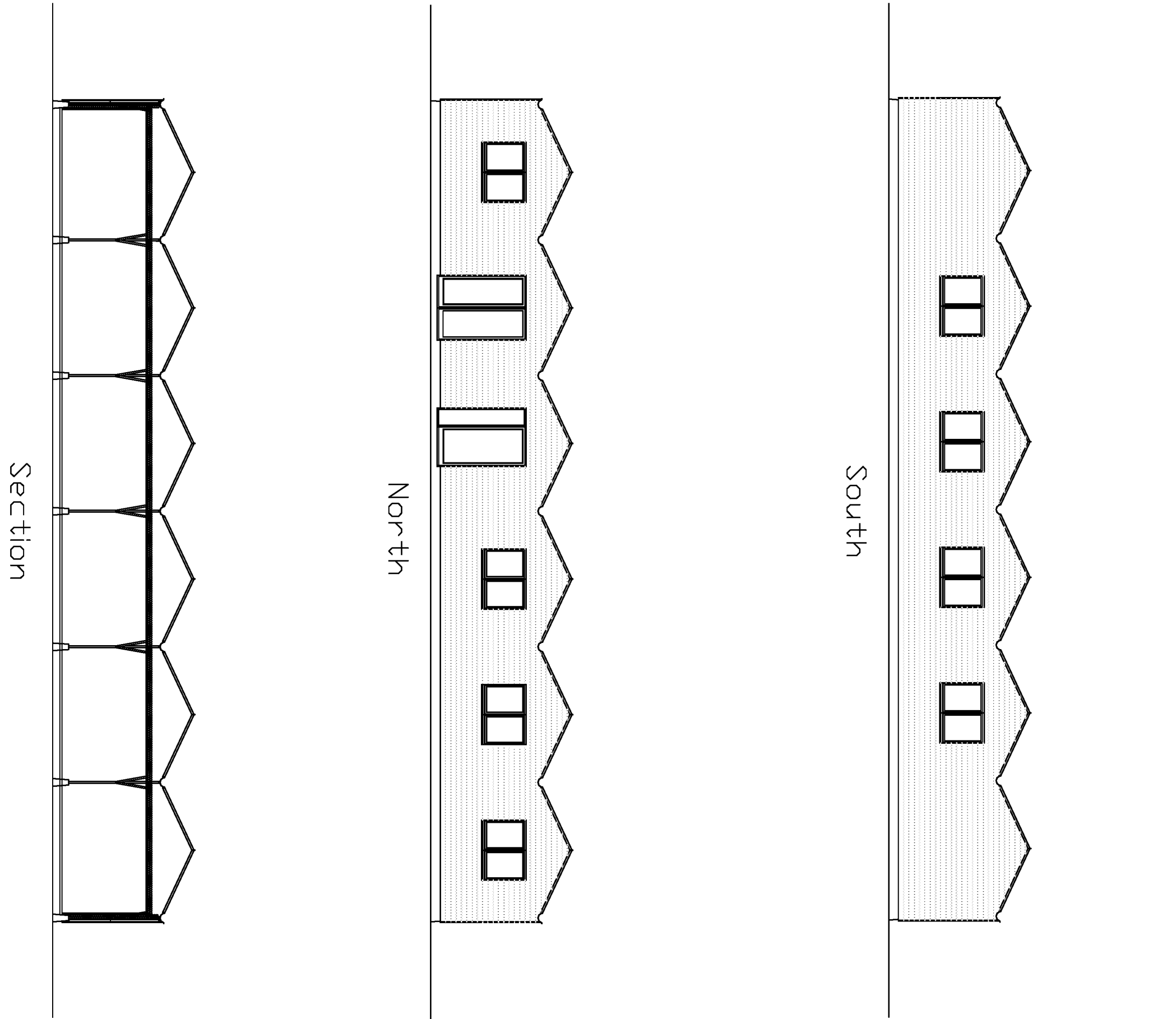
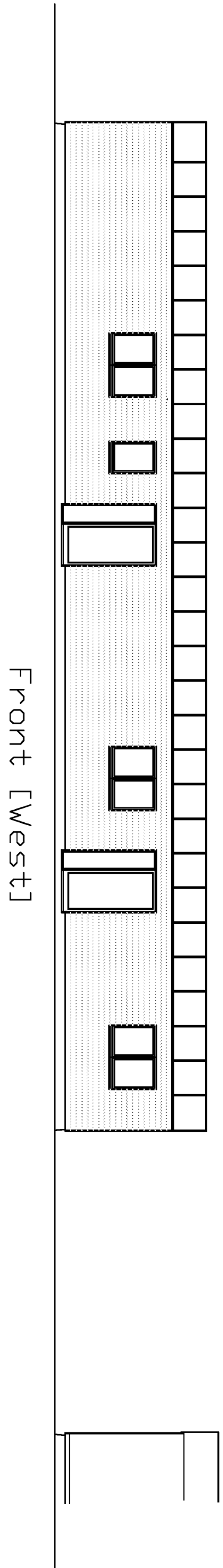
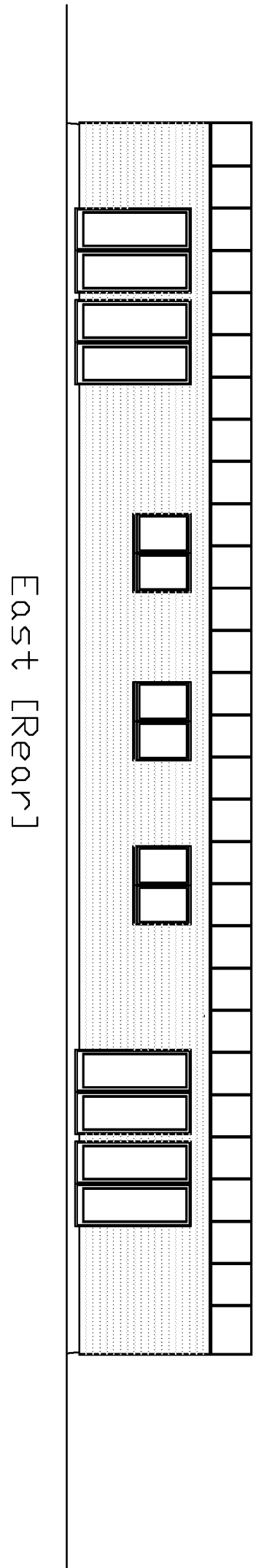
5. Where this notice conveys approval or permission, conditional or unconditional please note that the decision given does not purport to convey any consent or approval which may be required under the Public Health Acts and Building Regulations. Additionally applicants are advised to check the need for notice to be given under the Party Wall etc. Act 1996.
6. Where this notice conveys approval or permission subject to conditions, applicants are reminded that the onus is on them to ensure the conditions have been complied with. Under some circumstances a failure to comply with a condition may result in the whole development being unauthorised.

Ex Building = 433 sq m
Curtillage =  = 433 sq m



Stephen Jupp: 00003900
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Drawing 3A – Proposed Site Plan
Scale 1:250 @ A3



adjoining greenhouse

CLIENT
H STRACHAN

PROJECT
ORCHID ANSWERS
113 SECOND AVENUE
BATCHEMERE

TITLE
PROPOSED FLOOR
PLAN AND ELEVATIONS

STATUS
PLANNING

DATE
22.11.2017

SCALE
1:100 @ A1

DRAWN BY
SJ

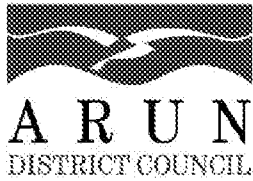
REVIEWED BY
SJ

DRAWING NUMBER
5A

STEPHEN JUPP MRTPI
CHARTERED TOWN PLANNER
348 CHICHESTER ROAD, BOGNOR REGIS
West Sussex PO21 5BX
Tel 01243 822113
Email: steve@planning-solutions.co.uk
www.planning-solutions.co.uk

APPENDIX 4

Sunnyside Cottages case
in Arun DC



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development)
Order 2015 Schedule 2

Application for Prior Notification for Change of Use

DECISION NOTICE

Application Ref: BN/22/18/PD

1 To Addressee

Mr B Kirk
 Manorwood
 Unit 5, Chilgrove Business Centre
 Chichester
 West Sussex
 PO18 9HU

2 Site Address

Land North of Sunnyside Cottages
 Yapton Road

 PO22 0AZ

3 Description of Development

Notification for Prior Approval under Class Q for a Proposed Change of Use of Agricultural Building to 2No. Dwellinghouses (Class C3) and associated works

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development under Class Q is permitted subject to any development under Class Q(a) or Class Q(b) being completed within 3 years from the date of this decision.

2

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

For the avoidance of doubt the approved details are the (1) Dwg 000 "Location plan"; (2) Dwg 001 "Block Plan"; (3) Dwg 100 "Existing Elevations"; (4) Dwg 101 "Existing Floorplan"; (5) Dwg 200 "Proposed Elevations"; (6) 201 "Proposed Floorplan"; and (7) Dwg 300 "Proposed Sections" all as submitted on the 18th April 2018.

INFORMATIVE: Drainage Engineers advise that Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also available on request.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.



Neil Crowther
Group Head of Planning

Case Officer:

Mr S Davis

Date of Decision:

28 September 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Recommendation Report for

REF NO: BN/22/18/PD

LOCATION: Land North of Sunnyside Cottages
Yapton Road
Barnham
PO22 0AZ

PROPOSAL: Notification for Prior Approval under Class Q for a Proposed Change of Use of Agricultural Building to 2No. Dwellinghouses (Class C3) and associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Conversion of the existing building into two single storey dwellings, one of two double bedrooms and one of five double bedrooms. The resultant building will retain the existing foundations and steel frame. New external cladding will be added to the exterior plus new windows, doors and a new roof covering. Insulation will be added to the structure between internal and external walls. The submitted plans do not clearly indicate garden areas but there is space to the front of the dwellings which would serve such a purpose. The larger dwelling is shown to have three parking spaces whilst the smaller, two.
SITE AREA	863 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	23 dwellings per hectare.
TOPOGRAPHY	Predominantly flat. The land to the east banks up slightly.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to all boundaries except to the east where there is the remains of a post & wire fence atop a small bank with a ditch beyond. The boundary to Sunnyside Cottages to the south is a 4m high hedge although the western end house (Sunnyside) has an open boundary.
SITE CHARACTERISTICS	Existing long rectangular greenhouse structure with a grassed area roughly half as wide as the greenhouse to the southern side. The structure has a concrete base and a steel frame. It was occupied by plants and gardening tools/equipment.
CHARACTER OF LOCALITY	Rural. Countryside location with a small number of dwellings, barns and storage land. The site is overlooked by the rear windows of Sunnyside.

RELEVANT SITE HISTORY

BN/13/17/PL	3 No. dwellings & retention of small B8 storage area.	Refused REPORT(000)
-------------	---	------------------------

This application is a Departure from the Development Plan.

08-06-17

**Appeal: Dismissed
18-10-17**

BN/22/16/CLE	Lawful development certificate for use as existing storage (B8 Storage or Distribution) & use of adjacent land as additional campsite (sui generis)	Approve 07-02-17
--------------	---	---------------------

Planning permission was refused and an appeal dismissed for a development of three dwellings on land including this site under ref BN/13/17/PL (APP/C3810/W/17/3178447). The Inspector concluded that:

"15. On the other hand, the proposal before me would harm the character and appearance of the area arising from its poor layout, contrived design, and relationship with the surrounding area. It would encroach into the open countryside and fail to integrate satisfactorily with existing and approved development. This harm to the environment is a matter to which I attach significant weight.

16. I therefore conclude that the adverse environmental impacts of the proposal would significantly and demonstrably outweigh its limited social and economic benefits. Consequently, the scheme would not be a sustainable development."

REPRESENTATIONS

None from local residents.

The Parish Council commented that:

"The greenhouses are close to the site where previously an application was made to erect 3 dwellings this was refused by ADC and dismissed at Appeal for several reasons which we would hope would be considered relevant to this application.

As they intend to infill between the existing greenhouse frames the Council is concerned about the safety of any building that would be erected and would wish to be assured that are the derelict greenhouse frames are in good enough condition to be used in a residential building and are the footings sufficient, secondly fire regulations are a concern the Insulation suggested is celotex which we understand is flammable and the building will be finished in wooden cladding.

In addition the concerns raised previously about foul water drainage and connection to a sewer remain as does the fact that there are no footpaths or street lighting leading to the proposed dwellings.

As the proposed dwellings are one of 5 bedrooms and the other 2 bedrooms is the amount of car parking space sufficient as only space for 5 cars. There does not appear to be any garden space for either dwelling.

Finally the appearance is unattractive and not in character with the semi rural surroundings as the building will be wooden clad it resembles army barracks."

COMMENTS ON REPRESENTATIONS RECEIVED:

The following comments are made in respect of the Parish objection:

REPORT(OGB)

The Local Planning Authority is only able to consider the following issues in the determination of this application:

- (a) transport and highways impacts of the development;
- (b) noise impacts of the development;
- (c) contamination risks on the site;
- (d) flooding risks on the site;
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and
- (f) the design or external appearance of the building,

It is not possible to consider any other matters such as building safety, fire risks, foul water drainage or lack of footpaths/street lighting. Parking and design will however be considered within the report's conclusions. On the subject of location, the Government's online Planning Practice Guidance makes it clear that the fact that a site is not sustainable is not a sufficient reason for refusing prior approval.

CONSULTATIONS

WSCC Strategic Planning

Environmental Health

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS - Note that the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site. WSCC consider that the proposal is not anticipated to result in a material increase or change in the character of traffic. WSCC see no in principle issues with the proposal. They note that a number of uses are already served from the access road (several dwellings, caravan site, storage uses and the previous equine use) and as such, a material increase in vehicular movements would not be anticipated. Note that parking spaces have not been demonstrated but that it appears there is sufficient space within the site to facilitate parking and that any overflow parking would not affect the publicly maintained highway. Weight is given to the fact that associated delivery and agricultural vehicles have used this access for the nursery use and have done so safely with no known highways safety concerns. Residential uses are considered to be less intensive than agricultural, therefore the prior approval is considered acceptable in highway terms.

ADC DRAINAGE ENGINEERS - "The application is within the Lidsey catchment and will also require the need for new roof/guttering details. We would therefore like to apply condition ENGD2B. Soakaways must be investigated for surface water disposal. It should be noted that the site is near to an area of historic flooding along Yapton lane. And an area of high surface water flood risk is present within the site boundary to the east, where it is unclear if a drainage ditch network existed. Any proposals to increase hard standing or encroach in this area will need careful discussions with us."

ADC ENVIRONMENTAL HEALTH - No response.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The drainage condition is necessary. However, ENGD2B is for major applications

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and ENGD2A would therefore be the appropriate condition.

POLICY CONTEXT

Designations applicable to site:

Outside Built Up Area Boundary;
Flood Zone 1 (low risk);
Class C Road;
Special Control of Adverts;
No Public Sewer; and
Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICES

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PERMITTED DEVELOPMENT BACKGROUND:

This application falls to be determined under the provisions of Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in respect of:

(a) A change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order; or

(b) Development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

The principle of the development is not in dispute. Class Q allows for the change of use (and the associated limited building operations) except where (as set out in Q.1):

(A) the site was not used solely for an agricultural use as part of an established agricultural unit:

- (i) on 20th March 2013, or
- (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
- (iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

(B) in the case of -

- (i) a larger dwellinghouse (100m²-465m²), within an established agricultural unit
 - (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or
 - (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

(C) in the case of -

- (i) a smaller dwellinghouse (less than 100m²), within an established agricultural unit

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(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or
(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

(D) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following -

- (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;
- (ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

(E) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

(F) less than 1 year before the date development begins -

- (i) an agricultural tenancy over the site has been terminated, and
- (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

(G) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit -

- (i) since 20th March 2013; or
- (ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

(H) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

(I) the development under Class Q(b) would consist of building operations other than:

- (i) the installation or replacement of:
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwelling house; and
- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(I)(i);

(J) the site is on article 2(3) land;

(K) the site is, or forms part of:

- (i) a site of special scientific interest;
- (ii) a safety hazard area;
- (iii) a military explosives storage area;

(L) the site is, or contains, a scheduled monument; or

(M) the building is a listed building.

In addition, the curtilage must comply with the interpretation provided at Part 3, Paragraph X of the GPDO 2015 which states that: "curtilage means, for the purposes of Class Q, R or S only-

- (i) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural

REPORT(OOE)

building, closely associated with and serving the purposes of the agricultural building, or
(ii) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building,

.... whichever is the lesser";

Where a proposal is permitted development in accordance with the above, Class Q (paragraph Q.2 (1)) states that an application must be made to determine whether or not the prior approval of the Council will be required. The Council can only have regard to the following impacts:

- (a) Transport and highways impacts of the development;
- (b) Noise impacts of the development;
- (c) Contamination risks on the site;
- (d) Flooding risks on the site;
- (e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order, and
- (f) The design or external appearance of the building,

The Order also states that the provisions of Paragraph W shall apply in relation to any application. Part (10) of paragraph W includes the following: "The local planning authority must, when determining an application-

- (a) take into account any representations made to them as a result of any consultation under sub-paragraphs (5) or (6) and any notice given under sub-paragraph (8); and,
- (b) have regard to the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2012(a), so far as relevant to the subject matter of the prior approval, as if the application were a planning application;"

It is considered that this allows the local planning authority to have regard to any of the representations received and also to the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) but only in respect of the 6 issues set out above. Advice has previously been received from the DCLG which confirmed that it is not possible to refuse prior approval on the basis of an issue/impact not listed within the Order. The Local Planning Authority has 56 days to provide its comments to the applicant's agent or it is deemed that they have no objection. This period expired on 18 July 2018.

NOTE ON BUILDING WORKS:

As noted above, Q.1 (I) allows for the installation or replacement of walls and roofs. Q.1 (I) (ii) also allows for partial demolition in order to facilitate the building operations allowed by Q.1 (I) (i). It is also noted that section 55(2)(a) of the Town and Country Planning 1990 Act provides that the carrying out, for the maintenance, improvement or other alteration of any building, of works which affect only the interior of the building, or do not materially affect the external appearance of the building, are not to be taken for the purposes of the Act to involve development of the land.

It is also noted that paragraph 105 (Reference ID: 13-105-20180615) of the Government's online Planning Practice Guidance (PPG) states that:

"Building works are allowed under the right permitting agricultural buildings to change to residential use. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include

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those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right."

And that:

"Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q."

Therefore, new walls & roofs, windows and doors can be added to the structure and this would still be considered a conversion. It is also possible to carry out purely internal works and these would not amount to development under the Act provided that the completion of those works does not in itself constitute a material change of use. This being the case, it is considered that the structure of the building could be strengthened to better facilitate conversion and that this would be outside the scope of development control.

ANALYSIS OF PERMITTED DEVELOPMENT RESTRICTIONS:

(A): The land is known to have previously been in use as a horticultural nursery with the application site the only remaining glasshouse. It was last used some time after 2010/11 and so was not in use on 20/03/13.

Section 336 of the Town and Country Planning Act 1990 defines agriculture as including "horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly".

The applicant has also supplied references to applications approved by Chichester DC where it was accepted that glasshouses used for horticulture fall within the definition of an agricultural building.

(B) - (D): The development proposed consists of both a "smaller dwellinghouse" and a "larger dwellinghouse". Neither part of the proposal exceeds the maximum number of dwellings and neither exceeds the maximum floorspace.

(E) - (F): The site is not occupied under any agricultural tenancy and has not had a tenancy on it within the last year.

(G): No development under class A or B of the GPDO has taken place on the site

(H): The proposed works to the exterior do not exceed the existing external dimensions. Whilst the section drawing does show that the cladding will be affixed to the outside of the existing steel structure, the cladding does not go beyond the extent of the existing block plinth.

(I): The proposal includes new doors, windows, exterior walls and roofs. The structure is a substantial

REPORT(000)

steel frame and the applicant has confirmed that it is capable of being converted and of taking loadings from the new materials without modification. However, it is considered that strengthening could occur having regard to section 55(2)(a) of the Town and Country Planning 1990 Act, as discussed above. The applicant has supplied references to applications approved by Chichester DC where it was accepted that new doors, windows, exterior walls and roofs do not take the proposal outside of the permitted development regime.

The application proposes the connection of drainage and gas to the building but has stated that the building already benefits from water and electricity. The applicant also confirms that no demolition of the building is proposed and there is no reason to dispute this.

(J): The site is not on article 2(3) land.

(K): The site is outside of any of these areas.

(L): There are no scheduled monuments on site.

(M): The building is not listed.

CURTILAGE: The building sits alongside a long rectangular piece of grass which is clearly associated with the structure and not larger than the land area occupied by the agricultural building.

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

TRANSPORT & HIGHWAY IMPACTS:

The Highway Authority do not consider that the change to a C3 dwelling would have a material increase or a material change on the character of traffic in the vicinity of the site. Therefore, it would not be possible to sustain a refusal on highway grounds.

It is noted that the Parish Council have concerns with the amount of parking. The Highway Authority do note that the proposal does not demonstrate actual parking spaces but that it appears there is sufficient space within the site to facilitate parking and that any overflow parking would not affect the publicly maintained highway. The proposed block plan indicates 2 spaces for the smaller dwelling and 3 for the larger dwelling. The West Sussex Parking Demand Calculator indicates a demand for this proposal of 6 spaces. Although only 5 are shown, it is considered that space could be made available for a 6th and therefore, there is no objection on these grounds.

CONTAMINATION & NOISE:

ADC Environmental Health Officers have not responded to the consultation therefore it is not possible to comment on contamination issues. In respect of noise, there are existing dwellings nearby and therefore, the typical noise associated with a dwelling would not be harmful to the character of the area and is unlikely also to adversely affect any of the existing dwelling.

FLOOD RISK:

The site lies in Flood Zone 1 and therefore there are not considered to be any flood risk issues to consider.

SUITABILITY OF THE SITE:

Class Q (paragraph Q.2 (1)) advises that these applications can be determined with regard to whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a residential use.

Guidance within the Governments online Planning Practice Guidance is as follows:

Paragraph 108 (Reference ID: 13-108-20150305): "The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house."

Paragraph 109 (Reference ID: 13-109-20150305):

"Impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would "not be sensible or realistic", and undesirable reflects that it would be "harmful or objectionable".

When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

When a local authority considers location and siting it should not therefore be applying tests from the National Planning Policy Framework except to the extent these are relevant to the subject matter of the prior approval. So, for example, factors such as whether the property is for a rural worker, or whether the design is of exceptional quality or innovative, are unlikely to be relevant."

The site lies on the edge of a small cluster of residential dwellings. Although there is a caravan site to the north, it is not considered that the proposed residential use would conflict with this commercial use or vice versa. There are also two accesses to the site such that residents can drive/walk/cycle to their dwelling without using the western most access which is the main access for caravan related traffic. It is not considered that the location is impractical or undesirable.

DESIGN & EXTERNAL APPEARANCE:

It is considered that the external appearance is constrained by the shape & size of the existing glasshouse and that therefore it is difficult to propose a building that is of high design quality or would be

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in character with existing buildings. This may therefore explain the Parish Council's comment about the building having the appearance of an army barracks. However, the proposed materials are considered to be appropriate for this rural location and therefore no objection is raised.

ECOLOGY:

The applicant has not supplied any surveys relating to bats or say barn owls but it is not possible to consider ecology under the remit of Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). However, the building is not a traditional barn and is completely enclosed by glass with the only openings being a couple of roof windows and the doors. Although wildlife could enter the building, it is not considered that it would be an ideal location for a roost due to the exposed nature of the interior. It is therefore considered that the building would have negligible potential for bats or owls. Informatives will be included to alert the applicant to their obligations under the Wildlife and Countryside Act 1981.

SUMMARY:

It is therefore considered that this conversion is acceptable with regard to the provisions of Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in that there are no highway issues, no noise or contamination issues, no flood risk issues, no design issues and that the location is not considered to be impractical or undesirable.

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

1 For the avoidance of doubt the approved details are the (1) Dwg 000 "Location plan"; (2) Dwg

REPORT{000}

001 "Block Plan"; (3) Dwg 100 "Existing Elevations"; (4) Dwg 101 "Existing Floorplan"; (5) Dwg 200 "Proposed Elevations"; (6) 201 "Proposed Floorplan"; and (7) Dwg 300 "Proposed Sections" all as submitted on the 18th April 2018.

- 2 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

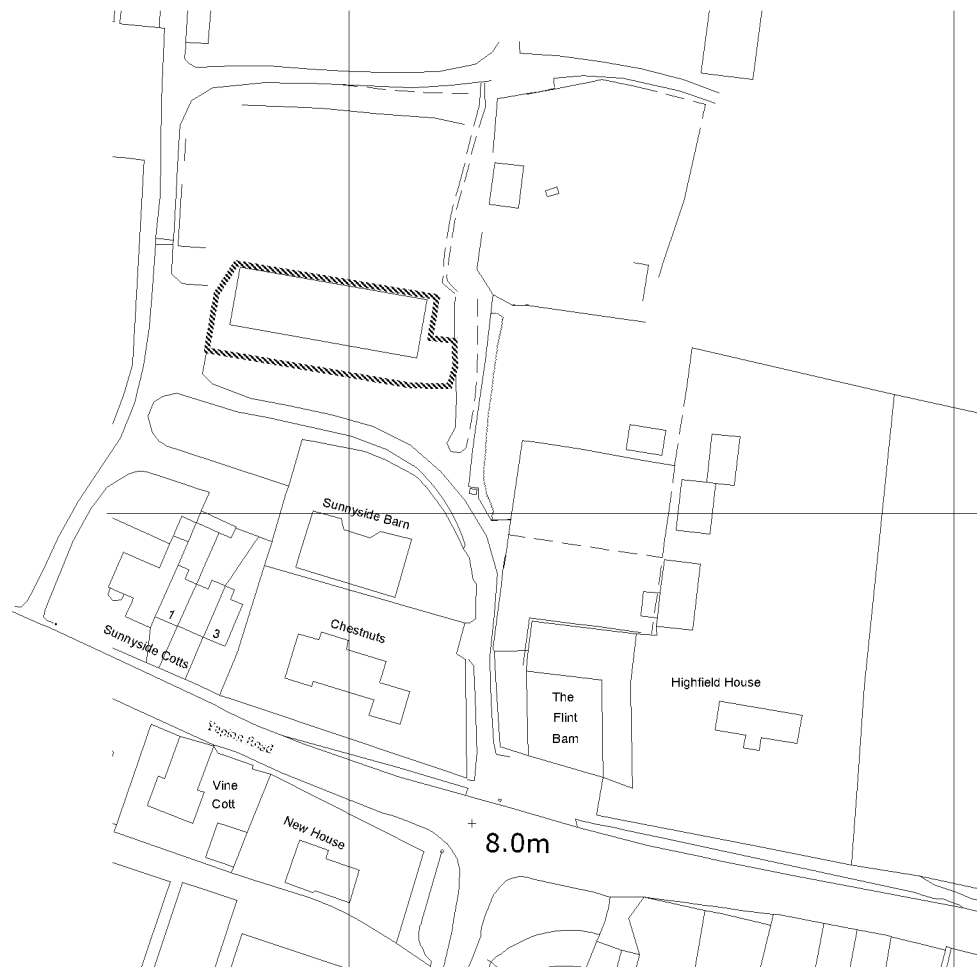
The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 3 INFORMATIVE: Drainage Engineers advise that Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also available on request.
- 4 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 5 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.



Location Plan
1:1250

Address
Land North Of Sunnyside
Cottages, Yapton Road,
Barnham

Drawing
Site:
Location Plan

Scale @ A3
1:1250

Date
15.04.2018

Issue Date
18.04.2018

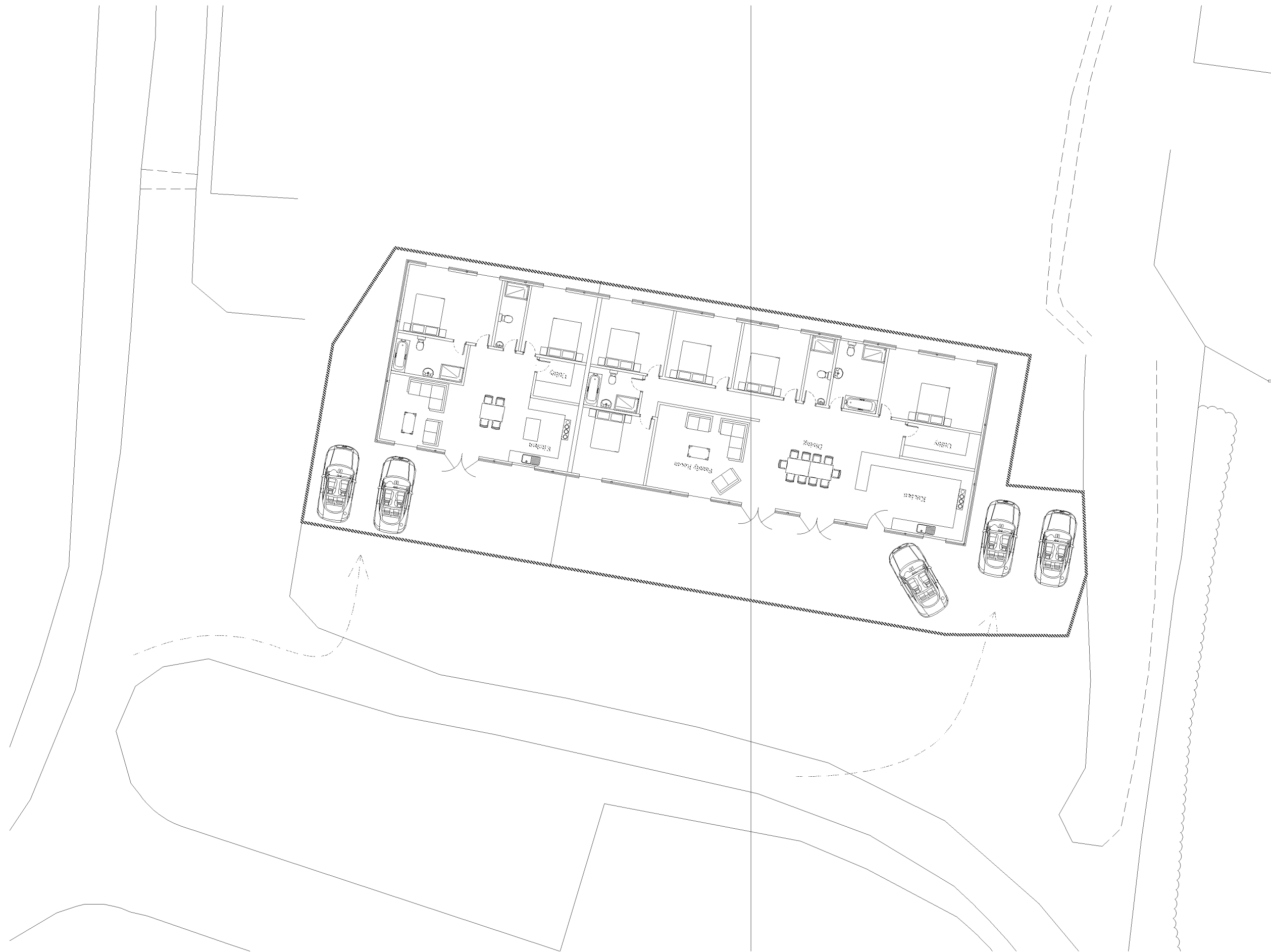
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BK	BK

Job No.
1804SU

Drawing No.
060

Revision
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Status
For Comment



Block Plan

1:200

Carriage 575m2

Address

Land North Of Sunnyside
Cottages, Yapton Road,
Barnham

Drawing

Site:

Block Plan

Scale @ A3

1:200

Date

15.04.2018

Issue Date

18.04.2018

Drawn By

BK

Checked By

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Job No.

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Drawing No.

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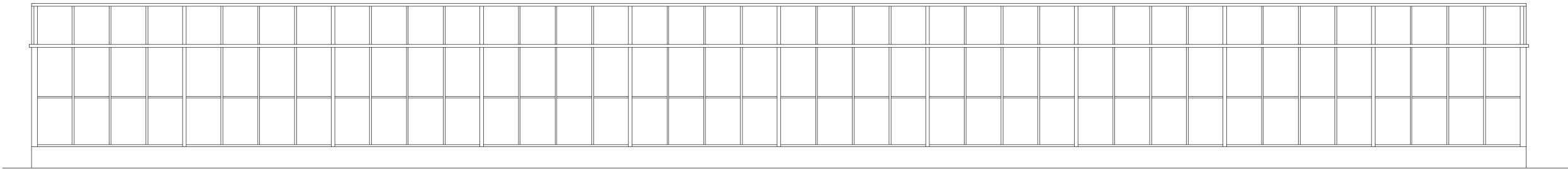


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web: www.manorwood.co.uk



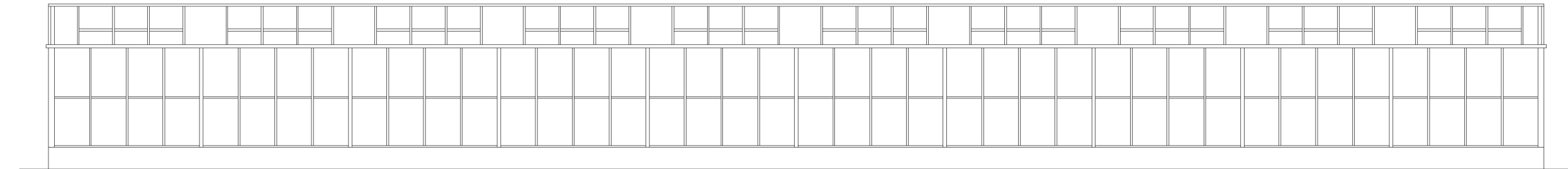
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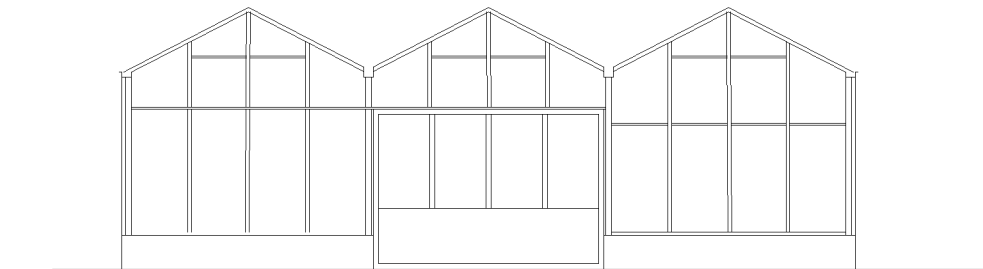
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1:100



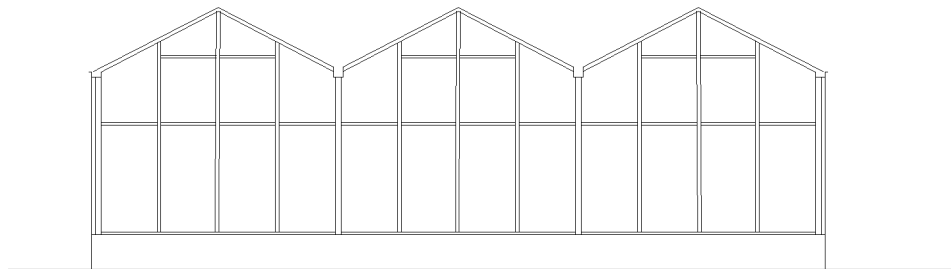
Existing North

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Existing West

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Existing east

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Address

Land North Of Sunnyside Cottages, Yapton Road, Barnham

Drawing

Existing

Scale @ A3

1:100

Date

15.04.2018

Issue Date

18.04.2018

Drawn By

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Revision

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ARUN DISTRICT COUNCIL

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk



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Existing Floor Plan

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Address
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Cottages, Yapton Road,
Barnham

Drawing
Existing

Scale @ A3
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Date
15.04.2018

Issue Date
18.04.2018

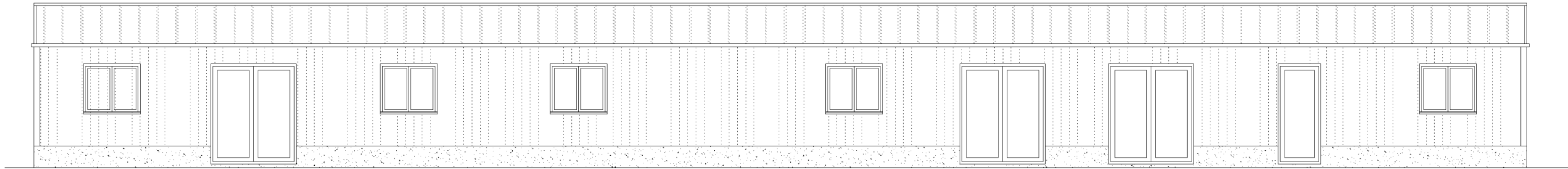
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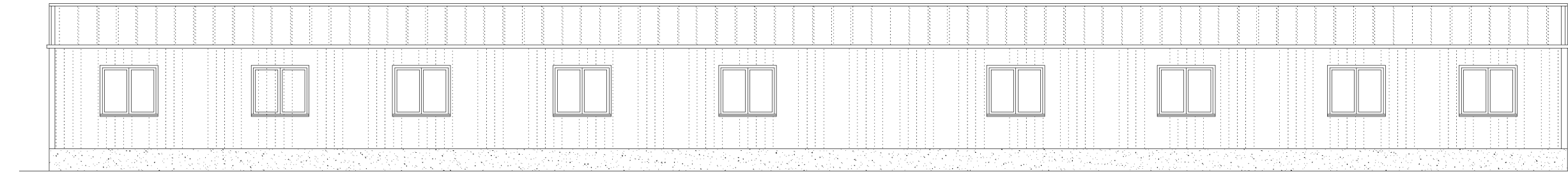
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Proposed South

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Proposed North

1:100

Address

Land North Of Sunnyside
Cottages, Yapton Road,
Barnham

Drawing

Proposed

Scale @ A3

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Date

15.04.2018

Issue Date

18.04.2018

Drawn By

BK

Checked By

BK

Job No.

1804SU

Drawing No.

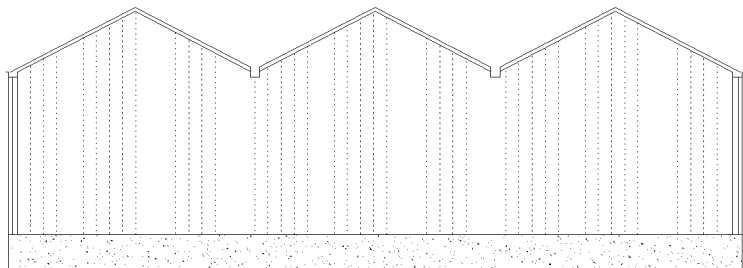
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Revision

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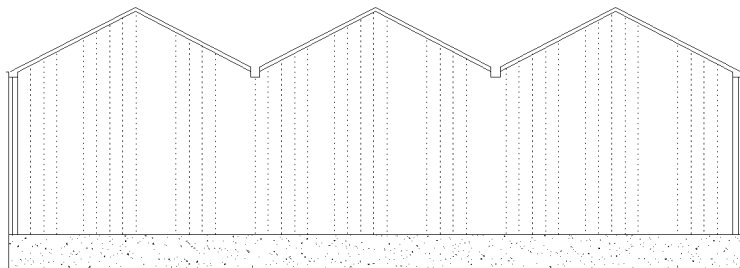
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For Comment



Proposed West

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Proposed east

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ARUN DISTRICT COUNCIL

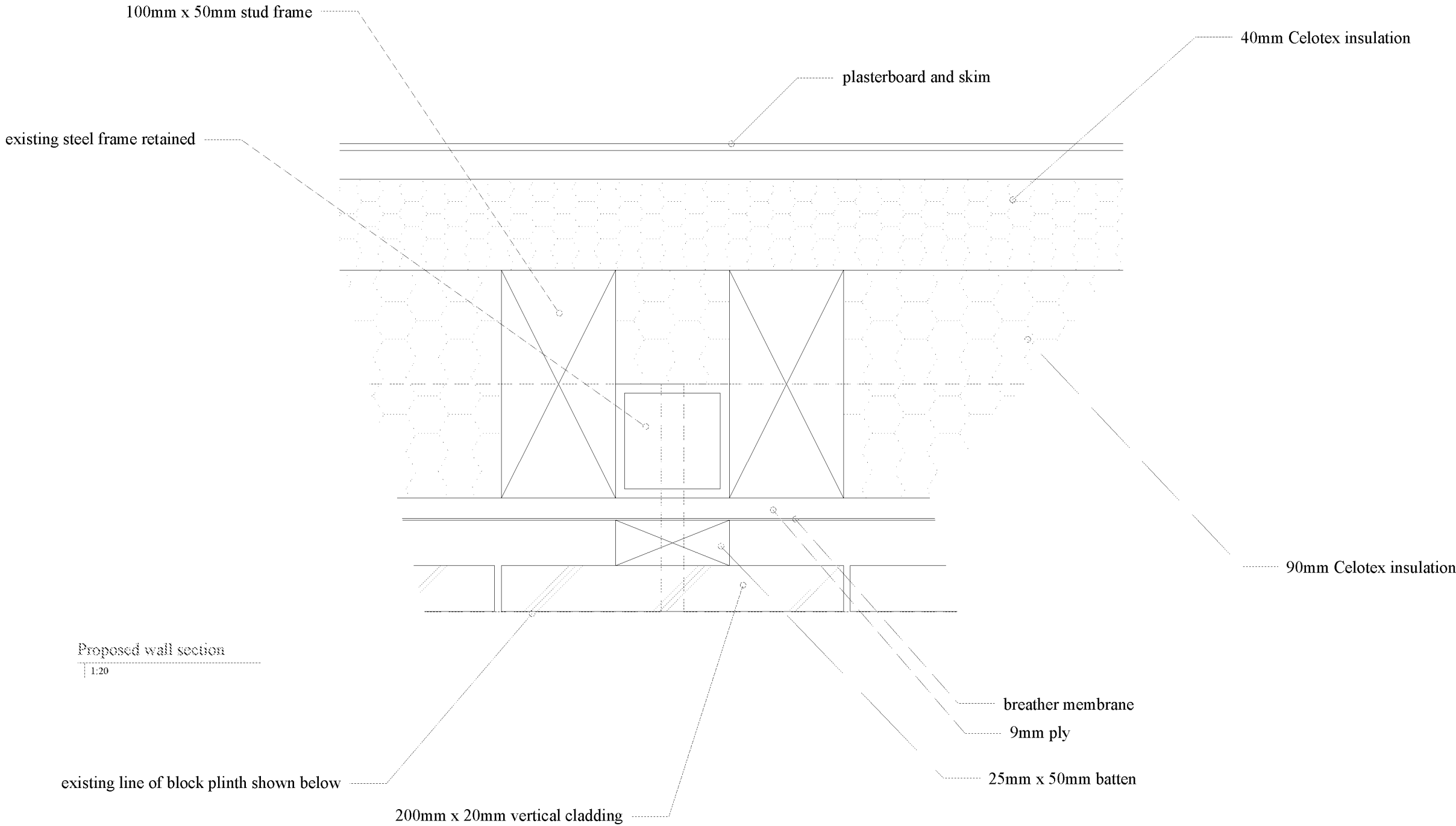
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Address
Land North Of Sunnyside
Cottages, Yapton Road,
Barnham

Drawing
Sections

Scale @ A3
1:20

Date
15.04.2018

Issue Date
18.04.2018

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Job No.
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Drawing No.
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Revision
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For Comment