

We note from our research that on Brookfield Farm, Eastergate Lane, Walberton planning permission was granted for the redundant rural building into single bedroom annexe to accommodate elderly relative ref: WA/62/11 and in particular on the conditional consent it was noted that the accommodation hereby submitted shall be occupied solely for single family purposes (granny annexe) - as part of the main residential use of the dwelling known as Brookfield Farm. A similar condition attached to this property would be perfectly acceptable.

The situation has subsequently changed as she is now home alone after 3 months in hospital and needing Carers morning and night. The relative is completely dependent now on carers.

- 2.03 The applicant would be pleased to enter into an agreement with Arun District Council to restrict the use of the proposed annexe solely for the use of dependant relatives, should this be required to secure the planning permission.
- 2.04 It is noted that similar applications for the adjacent property Brookfield Farm have been conditionally approved by Arun District Council in the past (see section 3). These were for various conversions of existing farm buildings into both relative accommodation and also holiday lets.

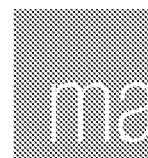
The photograph below indicates the holiday let in a similar location to the annexe being proposed, on the road edge with windows along the south elevation



3.00 Relevant Planning History and Policies

- 3.01 The application site is located rurally on the outskirts of the village of Walberton, and consists of a detached dwelling with gardens to the front and rear and stables and garaging to the side and rear.
- 3.02 Planning History deemed relevant to this application:

PAA/126/12	Pre application advice	Considered acceptable
WA/62/11	Conversion of redundant rural building into single bedroom annexe to accommodate elderly relatives	Approved Conditionally



WA/101/04	Conversion of former farm building into holiday let accommodation	Approved
WA/110/03	Two Storey extension (re-submission of previous application WA/82/03)	Conditionally Approved

3.03 The following planning policies appear relevant to this application:

Arun District Local Plan	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
Planning policy guidance	NPPF	National Planning Policy Framework

Pre-application advice stated that 'the proposed development is considered acceptable by reason of compliance with policies and advice because it represents conversion of a building which is rural in appearance and appropriate in design and size for its location'.

The conclusion of the Planning Officer was 'that were an application for planning permission to be submitted, it would be likely to be approved subject to a condition restricting use to ancillary purposes only'.

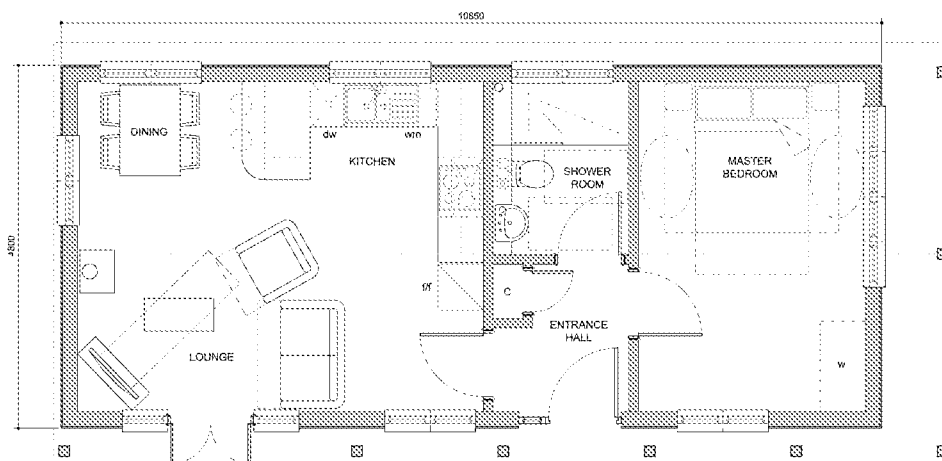
4.00 Amount

- 4.01 This application seeks to provide a one bedroom detached annexe to accommodate a dependant elderly relative. The proposed annexe will be created by the conversion/rebuild of an existing stable block on the south boundary of the plot.
- 4.02 The proposals will provide one double bedroom, an accessible shower room, integrated kitchen, dining area and lounge, a small coat cupboard and an entrance porch, all over 1 floor.
- 4.03 Access to the site will be via the existing gravel driveway to the west of the main house, which has ample parking provision. Access from this parking area to the proposed annexe is flat and level and provides ideal access should the relative become more infirm over time.
- 4.04 The cobbled external terracing surrounding the annexe will remain undisturbed where possible, and will be made good if damaged during conversion. The existing tree adjacent to the stable block has already been identified for removal solely for the purpose of safeguarding the high voltage electrical equipment next to the stable block. Its removal is unrelated to this proposal and reports and recommendations regarding the tree removal can be provided by SSE if required during this planning process.

5.00 The Layout

- 5.01 The proposals are based on maintaining the existing width of the existing stable block (as seen from the main road), but with the inclusion of a small covered overhang to the west. The depth of the annexe will be increased by 1.2m to provide adequate accommodation for the dependant relative.
- 5.02 Access to the annexe will be via a new entrance door to the north elevation incorporating a level access threshold for ease of access directly off the cobbled terrace between the annexe and the existing dwelling. From the entrance hall, to the right will be one bedroom incorporating a double bed, built in wardrobes and space for a future connection to the adjacent shower room. This shower room will

have access initially from the main entrance hall and will incorporate a 'walk in' shower, WC and basin. A high level obscured glazed window will be provided in the shower room. To the left of the main entrance hall will be the main living area which will accommodate a lounge area with full height French doors overlooking the cobbled terrace, and also a free standing log burning stove. A dining area and open plan kitchen will be to the south of the main living area with windows overlooking the road.



PROPOSED FLOOR PLAN

- 5.03 The main living area will include a vaulted roof design incorporating Velux roof windows in the south roof plane, thus flooding the room with natural daylight to enhance the well being of the occupants.

6.00 Scale

- 6.01 The proposed annexe footprint width will match that of the existing stable, but will have an additional small covered terrace to the west to assist with the external appearance of the new annexe from the adjacent garden. This overhang will also provide shelter from the sun in the bedroom in the latter parts of the day.
- 6.02 The depth of the proposed annexe will be approx 1.2m greater than the current stable being converted, although will include a smaller roof overhang to the north than currently in situ, so the overall appearance and scale will not be significantly different.
- 6.03 The annexe roof will be a greater pitch and height than the existing stable block due to the increased depth and the choice of roofing materials – see section 8. The new ridge height will remain below 4m.

7.00 Landscaping

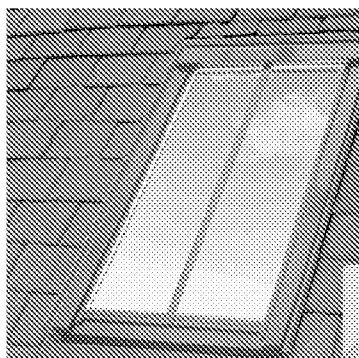
- 7.01 The cobbled external terracing surrounding the annexe will remain undisturbed where possible, and will be made good if damaged during conversion.
- 7.02 The existing tree adjacent to the stable block has already been identified for removal solely for the purpose of safeguarding the high voltage electrical equipment next to the stable block. Its removal is unrelated to this proposal and reports and recommendations regarding the tree removal can be provided by SSE if required during this planning process.

8.00 Appearance

8.01 The external appearance of the proposed annexe will be designed to match the existing stable block as closely as possible.

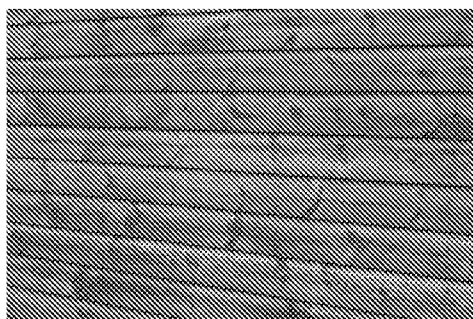
8.02 Building external materials
(subject to approval by Planning Department) :

Roof: Natural or interlocking slate tiles incorporating Velux Conservation Roof Windows



Eaves/Fascias: Black timber fascia boards and black uPVC half round guttering and downpipes

Timber Cladding: Shiplap horizontally laid timber cladding (stained)



Oak Posts 140mm square oak posts and struts onto brick plinth



Doors and Windows: New brown uPVC 24mm double glazed units



- 8.03 Materials for the project as a whole are carefully selected to minimise environmental impact, for example by using local products wherever possible and with reference to guidance such as the Green Guide for specification.

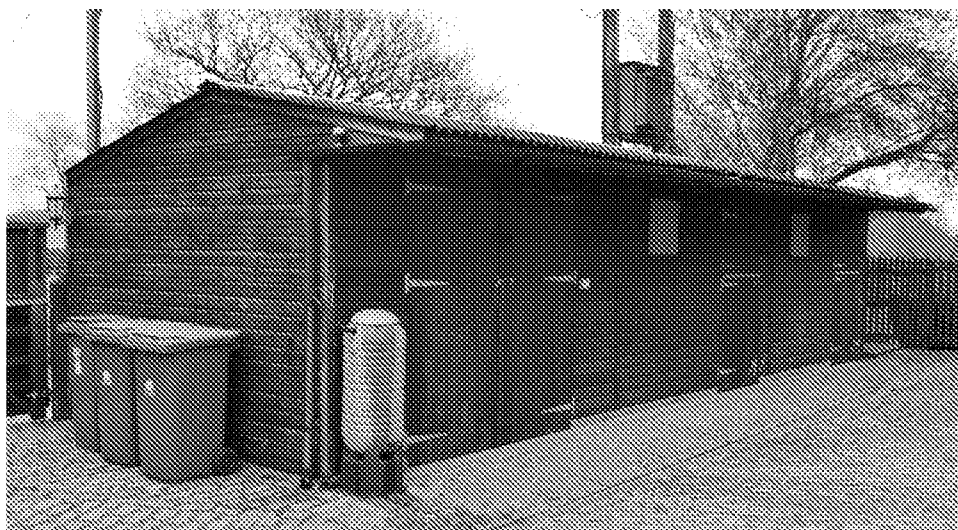
The scheme incorporates the use of high levels of insulation located to maintain the benefits of exposed thermal mass and reduce heat loss. The use of insulation containing ozone depleting substances will be prohibited.

The building will be airtight to the latest building regulations to reduce heat loss.

9.00 Access

- 9.01 Access to the site will be via the existing gravel driveway to the west of the main house, which has ample parking provision. Access from this parking area to the proposed annexe is flat and level and provides ideal access should the relative become more infirm over time.
- 9.02 All entrance doors are to have mobility thresholds to provide unhindered access for disabled visitors.
- 9.03 The ground floor layout provides an accessible WC at the same level as the principle entrance within the Bathroom.
- 9.04 The layout has been designed for possible future adaption as follows.
- a knock out panel between the Master Bedroom and Shower Room to provide a direct hoist route to the bath. The ceiling joists in this area will be designed to take additional loads from the hoist.
 - wheelchair access and turning to all main rooms
 - full height glazing to all main rooms for 'view out'

Appendix A – Existing Photos



Proposed Annexe – The Farmhouse, Walberton

May 2013



Brookfield Farm

