

**Proposed change of use to separate dwelling (Use Class C3) at The Annexe,
Walberton House, Walberton, West Sussex, BN18 0PJ**

PLANNING STATEMENT BY RICHARD J MAILE BSc FRICS

1.0 Description of the proposal

- 1.1 It is proposed to formally separate The Annexe, which was created following the Council's decision that conversion of a garage and pool room to form a granny annexe did not require planning permission by virtue of rights under the then GPDO 1995 (see copy letter dated 26 July 2001 attached).
- 1.2 The Annexe, which contains a large sitting room, dining area, kitchen and two bedrooms (each with en suite bathrooms) has a separate garden and two adjacent parking spaces. It has been continuously occupied during the last 17 years by the applicant's mother.
- 1.3 The detailed plans submitted on behalf of Mrs Shale-Hester indicate that only minor works to erect fencing in order to enclose the rear garden are necessary to achieve the creation of a totally self-contained dwelling. There is, I understand, a need within the village and further afield within the Arun District Council area for additional housing, including more bungalow units such as that proposed.
- 1.4 The works will not impact upon Walberton House, which will retain its swimming pool and extensive grounds.
- 1.5 It is relevant that the Council has previously permitted the division of the adjacent listed Walberton Park into numerous self-contained flats. Permission has also been granted under ref: WA/38/17/PL for the conversion of an apple store to a single dwelling. This building is also within my Client's ownership.
- 1.6 I am aware that the property is within the Walberton Conservation Area. It is important to note that there will be no physical alterations to The Annexe and it will remain in residential use. For these reasons the proposal would preserve the character and appearance of the designated area as required by section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance at Chapter 16 of the Framework.

2.0 Policy background

- 2.1 Paragraph 8 b) of the Framework sets out the objectives of sustainable development by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.
- 2.2 Paragraph 11 sets out the presumption in favour of sustainable development. It states that plans and decisions should apply a presumption in favour of sustainable development.
- 2.3 Chapter 5 of the Framework relates to the delivery of a sufficient supply of homes, which should include a wide cross-section of house types. Planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. That would not be the case here, since the new dwelling proposed by this application would meet a local need and represent a sustainable form of development.
- 2.4 Arun District Council is unable to demonstrate a 5 year supply of housing land, which is a further factor in support of the current proposal.
- 2.5 Paragraph 79 d) of the Framework supports the notion of the sub-division of existing residential dwellings, as in the subject case. The Annexe would be hived off to create a separate, wholly self-contained bungalow.
- 2.6 There are no policies of the current Development Plan that would support an exception to the recently promulgated version of the Framework.
- 2.7 In these circumstances, the Council should act in a positive manner as required by paragraph 38 of the Framework.
- 2.8 I would ask, therefore, that planning permission be granted subject to any necessary conditions.