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**STABLE COTTAGE
BROOKFIELD FARM
EASTERGATE LANE
WALBERTON
WEST SUSSEX BN18 0BA**

**REMOVAL OF CONDITION 3 WA/101/04
(HOLIDAY LET)**



Town and Country Planning Association
www.dcampion.com

1.0 INTRODUCTION

1.1 Planning permission to change the use of the farm building now known as Stable Cottageb into a holiday let was granted in 2005 under reference WA101/04.

1.2 The property is an integral part of Brookfield Farm which includes 16 acres of pasture, a range of DIY livery stables, a poultry shed used for commercial storage purposes, a residential Sussex Barn and Barn Cottage.

1.3 The single storey property comprises 3 bedrooms and 2 bathrooms, with an open plan kitchen/ living/dining area. There is a small amenity/patio area and ample car and cycle parking.

1.4 This application seeks to remove the planning condition which restricts occupation to ancillary holiday/recreation accommodation so that it can be occupied as a separate unit of residential accommodation.

2.0 PLANNING POLICY ANALYSIS

2.1 The change of use of Stable Cottage was permitted in 2005 under local plan policy the time which supported the change of use of redundant rural buildings, commercial use being preferred to residential. Since then, whilst the saved policies of the 2003 Arun Local Plan remain extant, the National Planning Policy Framework and the shortage of housing land supply within the District have become significant material planning considerations when considering this proposal.



2.2 The change of use from holiday let to residential has become necessary following a decline in seasonal holiday let takings. Although the property is extensively advertised through its own website (www.stablecottageholiday.co.uk) and offered by such organisations as Holiday Lettings and the Cottage Guide, the market has changed considerably on the introduction of Airbnb into the market. This relatively recent innovation enables home owners, and second home owners, to offer their houses for holiday accommodation, thus increasing the supply of holiday homes and reducing rents received for dwellings traditionally converted for such use.

2.3 To illustrate the point, the applicant's figures for the last three seasons ending 3 September show:

2015: 42 bookings

Gross income £21,168

Net income £12,915

2016: 32 bookings

Gross: income £16,945

Net Income £10,211

2017 Income: 34 bookings

Gross Income £15,900

Net Income £9,200k

These figures show not only a decline in the number of bookings but also a reduction in the net price received for each booking from £307 in 2015 to £270 in the last year.

2.4 Holiday lettings are a valuable source of diversified farm income and it is intended to



maintain that income through replacement short-term residential lettings. The justification for removing the condition is twofold: it will maintain the farm's income stream and at the same address the shortage of rural housing in the District.

2.5 The Council published its Housing Implementation Strategy in March 2017 which identified an increase in the assessed housing need to 18,380 homes (919 dwellings per annum) over the plan period. The strategy recognises the contribution to the shortfall that can be made by small windfall sites given their far shorter lead-in/delivery times. In this particular instance, removal of the planning condition would result in an immediate availability of a residential unit with no new infrastructure requirement.

2.6 On Housing delivery, the NPPF is particularly supportive of this proposal:

Paragraph 49 endorses the *presumption in favour of sustainable development*. In this case, the structure has all the necessary facilities and infrastructure to become a stand alone dwelling in its own right.

Paragraph 51 requires LPAs to *bring empty buildings into residential use*. It is arguably beneficial for the cottage to be residentially occupied than left empty due to falling holiday let demand and income.

Paragraph 55 requires LPAs to avoid isolated new homes in the countryside. This dwelling would not be isolated but occupied within a group of rural dwellings. It also maximises the potential of what could become a redundant or disused rural building once the holiday let use ceases.



3.0 SUMMARY AND CONCLUSION

3.1 Stable Cottage was converted from a former farm building into a holiday let under planning policies at the time which preferred commercial to residential re-use.

3.2 The commercial use of Stable Cottage as a holiday let is not as financially viable as when the change of use was approved in 2005.

3.3 Removing the holiday let condition would benefit the farm by securing rental income for the foreseeable future and also the Local Authority by releasing a small rural dwelling at a time of acute housing shortage.

3.4 Removing the condition for the reasons stated above would have no adverse impact on highway safety or neighbouring residential amenity.

3.5 The Council is requested to look favourably on this application to remove Condition 3 to WA/101/04.



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