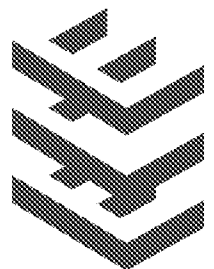


ECE Planning

Planning Statement

Stakers Farm Barns, Yapton

November 2019



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Project Name:

Stakers Farm Barns, Yapton

Location

Stakers Farm, North End Road, Yapton

Client:

Granite Gate Ltd

File Reference:

P1628

Issue	Date	Author	Checked	Notes
PL1	08.11.2019	B Daines	C Barker	Initial Draft
PL2	11.11.2019	B Daines	C Barker	Client Draft
PL3	12.11.2019	B Daines	C Barker	Planning Issue

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1. Introduction

- 1.1. This Planning Statement has been prepared by ECE Planning on behalf of Granite Gate Ltd (the applicant) in support of an application for full planning permission and Listed Building Consent for the following:

‘Conversion of and alterations to existing barns to create 3 no. dwellings, erection of car barns and stores, a replacement pump house, demolition of barn, and associated landscaping and parking’ at Stakers Farm, Yapton.

- 1.2. This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the proposed development and an assessment of the relevant planning and heritage considerations.

- 1.3. The proposals for this site have been informed by national planning policy as well as the Arun Local Plan 2018 and the Yapton Neighbourhood Plan.

- 1.4. This application is supported by the following list of submitted documents:

- Planning Application and Listed Building Consent Forms
- Notices
- Planning Statement
- Heritage Statement
- Plans and Elevations
- Design & Access Statement
- Ecological Impact Assessment
- Drainage Statement
- Transport Note
- Structural Report and Comments

2. The Site

- 2.1. The site is located at the northern end of Yapton Main Road Conservation Area, within the curtilage of Stakers Farmhouse, a residential 2-storey-with-attic early 19th century Grade II Listed Building. The site is accessed via North End Road.
- 2.2. In addition to the Farmhouse, the site comprises a number of barns constructed in the mid 19th century in a variety of vernacular materials, including flint, red brick and clay plain tiles (with the exception of Barn 3 which has concrete tiles). The barns are currently used for residential storage purposes in connection with the main dwelling, Stakers Farmhouse. The barns are considered to be curtilage listed given their relationship with the main Grade II Listed Building.
- 2.3. This section of North End Road is predominantly residential in nature with large dwellings sitting in spacious plots. These are defined by well established, soft landscaping with prominent boundary walls, mainly constructed of flint. To the rear (east) of the site are a number of more modern barns used for agricultural purposes.
- 2.4. The site is located within the Built Up Area Boundary in a relatively sustainable location with a nearby primary school and pre-school, a church and a number of nearby shops and services.
- 2.5. Focusing specifically on the barns, each barn is described in further detail below:

Barn 1: Consists of a larger corner element with two lower single storey barns. The larger element is two storeys with an existing timber floor at first floor. One of the lower barns is constructed from a mix of red brick and flint with the other lower barn principally constructed from timber, dressed in modern brickwork and timber cladding.

Barn 2: This is the main barn within the farm with a large opening addressing the courtyard and a asymmetrical room that drops down to later brick extension at the rear. The barn is characterised by flint and brick quoin detailing with a number of ventilation slits in each elevation. Internally the barn has a double height space with exposed timber rafters. One end of the barn has been adapted to create store rooms both at ground and first floor level.

Barn 3: A single storey barn principally constructed from timber. One end of the barn remains open as would have originally been intended with the rest of the barn clad with timber panelling.

Barn 4: A 20th century shed addition to the farm. The shed is of poor quality with no architectural merit and will be removed as part of the proposal.
- 2.6. The courtyard area created by Barns 1 and 2 is currently comprised of hardstanding.

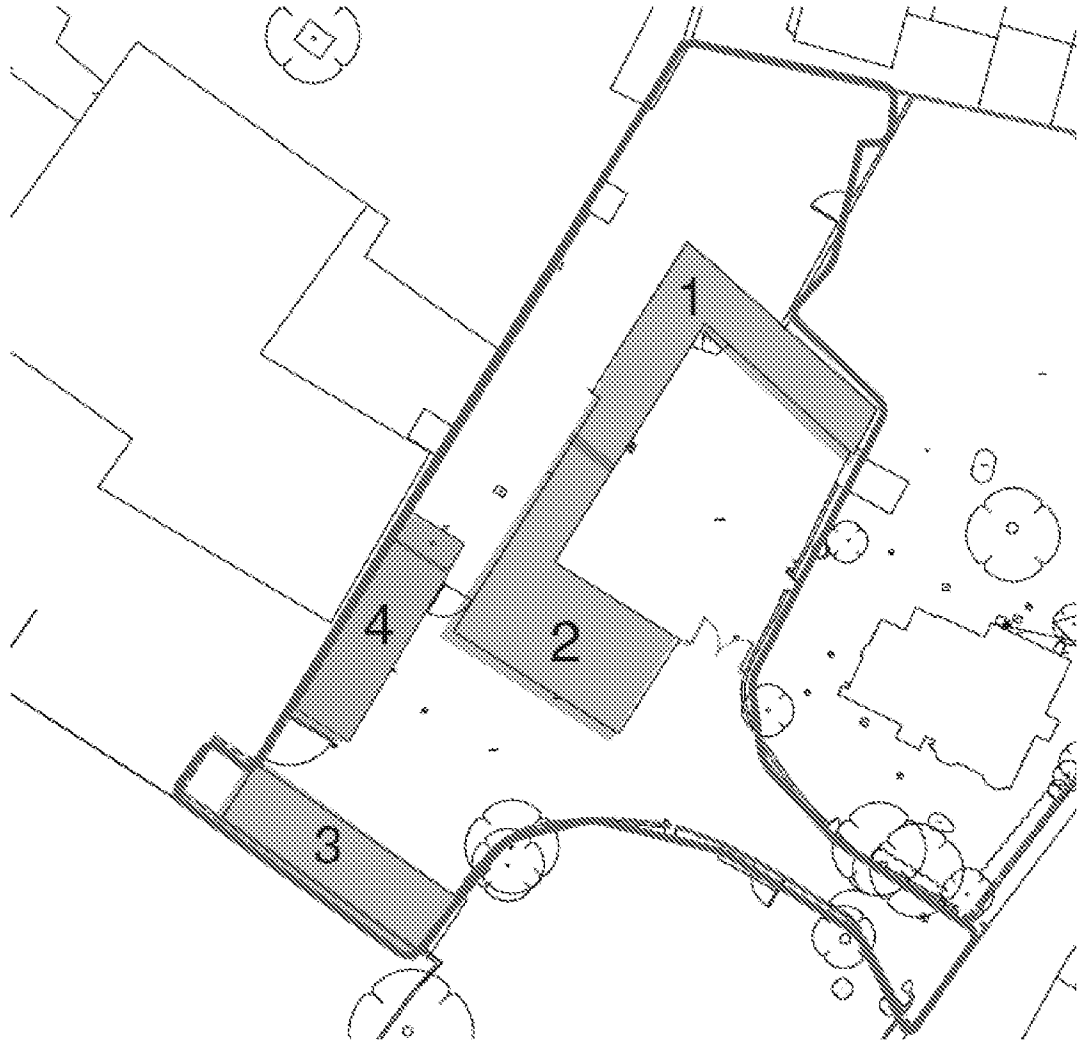


Figure 1: Plan showing existing barns

3. Planning History

3.1. The following planning application is most relevant to this current application:

Y/58/17/PL – Conversion of barn to form 2 No. dwellings; detached garage and conversion of part link single storey building to garaging – **Withdrawn** 22 January 2018

The application was withdrawn following concerns raised by the Council's Conservation Officer who considered that the scheme would have a detrimental impact on the barns through the introduction of architectural details such as dormer windows and chimneys that were not considered to be in keeping with their existing character.

4. The Proposal

4.1. The proposal involves the conversion of three barns into three habitable dwellings as follows:

Barn 1 – 4 bedroom 8 person house

Barn 2 – 4 bedroom 7 person house

Barn 3 – 3 bedroom 6 person house

4.2. Alterations to the barns to facilitate these conversions include the following:

- Conservation rooflights proposed to boost natural daylight;
- Existing barn features such as ventilation slits turned into small windows;
- Open front appearance of barns restored and existing structure exposed;
- New glazing in south elevation of Barn 1 to reflect traditional open character of barn once used as a cattle shed;
- New glazed feature entrance to Barn 2;
- Vaulted living spaces that expose existing timber rafters to convey the character of the barns internally as well as externally;
- Where newly proposed flint and brick infill are proposed, they are to be constructed in matching detailing such as brick quoining.

4.3. Three car barns are proposed using timber construction with traditional detailing found in the existing barns. These car barns serve the three proposed dwellings as well as the existing dwelling on the site. Including the car barns, a total of 16 parking spaces are provided comprising 11 allocated spaces for the proposed dwellings, 4 spaces for the existing farm house, and 1 visitor space.

4.4. Cycle parking is provided within secure stores in the car barns and a dedicated store for Barn 3.

4.5. The existing access to the site will be retained and utilised to serve the proposed dwellings. It is proposed that the access road to the car barns in the north west corner will be provided to the west of Barns 1 and 2. This allows for the hardstanding in the inner courtyard of Barns 1 and 2 to be broken up and replaced with soft landscaping to create garden spaces for these barns. This will significantly enhance the appearance of the site.

4.6. A new replacement pump house, of brick and timber construction, for the existing swimming pool will also be provided.

4.7. It is proposed to demolish the stand-alone barn (Barn 4) on the west boundary of the site to facilitate access through to the northern part of the site as well as provide space for a new car barn serving Barn 3. Barn 4 dates from the mid- 20th century and is considered to be of no heritage value.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2. National Planning Policy Framework (NPPF 2019)

- 5.2.1. Paragraph 11 presents the presumption in favour of sustainable development, and confirms that:

For decision-taking this means:

- *approving development proposals that accord with an up-to-date development plan without delay; and*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.*

- 5.2.2. The proposed scheme has been fully informed by the guidance of Section 9 of the NPPF with regards to sustainable transport. Paragraph 109 confirms that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

- 5.2.3. Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes. This is particularly important given that Arun can currently only demonstrate a 4.7 year supply of housing land despite having a newly adopted Local Plan.

- 5.2.4. Section 7 of the Framework confirms the importance of good design in sustainable development.

- 5.2.5. Paragraph 124 states that “good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.”

- 5.2.6. Paragraph 192 states the following:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.2.7. Paragraph 196 states that ‘*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*’

5.2.8. In the case of this specific application it is not considered that the proposed barn conversions would have any harmful impacts on the significance of the designated heritage asset and that the proposed residential use constitutes the optimum viable use for the buildings.

5.3. National Planning Practice Guidance (PPG)

5.3.1. The national Planning Practice Guidance provides further interpretation and direction in relation to the policies held within the Framework, and reinforces the presumption in favour of sustainable development.

5.4. National Design Guide (2019)

5.4.1. The Government’s National Design Guide was published in 2019 and seeks to ensure that careful consideration is given to the components of good design which are as follows:

- The layout
- The form and scale of buildings
- Appearance
- Landscape
- Materials
- Detailing

5.4.2. Given that, in this case, the proposed development is primarily a conversion of existing barns, not all of the above components are directly relevant. However, the appearance, landscape, materials and detailing are considered in further detail in Section 6 of this Planning Statement as well as the accompanying Design & Access Statement and Heritage Statement.

5.5. Arun Local Plan 2018

5.5.1. The recently adopted Arun Local Plan 2018 sets out the strategic vision, objectives, policies and proposals for development in the LPA to 2031 and beyond. The following policies in the Local Plan are considered relevant to this application:

5.5.2. **Policy SD SP2 Built-up Area Boundary** supports development within the Built Up Area Boundaries, subject to consideration of other policies of this Local Plan.

5.5.3. **Policy H SP1 The Housing Requirement** states that at least 20,000 new homes will be accommodated in the District over the plan period (2011-2031).

5.5.4. **Policy D SP1 Design** states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. This policy is further supported by **Policy D DM1 Aspects of Form and Design Quality**.

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- 5.5.5. The proposed development has been informed by both these policies and meets their requirements, demonstrating a high standard of architectural design reflecting the historic character of the barns. Please see Section 6 of this Planning Statement for more information.
- 5.5.6. **Policy D DM2 Internal Space Standards** states that the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance. Each proposed dwelling exceeds the Nationally Described Space Standards.
- 5.5.7. **Policy HER SP1 The Historic Environment** states that the Local Planning Authority will grant permission or relevant consent for development proposals that conserve or enhance the historic environment of the District. Designated heritage assets including listed buildings, structures and their settings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Development likely to prejudice such assets, including their settings, will be refused. This is supported by **Policy HER DM: Listed Buildings**.
- 5.5.8. As set out in Section 6 of this Statement of Case as well as Orion's Heritage Statement submitted with this appeal, the proposed development would meet the requirements of these policies by respecting and maintaining the historic character of the barns and the adjacent listed building (Stakers Farmhouse).
- 5.6. **Yapton Neighbourhood Plan (2014)**
- 5.6.1. The most relevant policies in the Yapton Neighbourhood Plan are as follows:
- 5.6.2. **Policy E8: Conservation Areas** states the following:
- Within the Church Lane and Main Road/Church Road conservation areas development proposals will be required to preserve or enhance the character of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to:*
- *be suitably designed for the context within which they are set; and*
 - *ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and*
 - *use traditional and vernacular building materials to respect the context of the development concerned.*
- 5.6.3. **Policy PK1: Parking standards for new residential development** states that for all new residential developments, the following minimum standards shall apply for the provision of off-road parking:
- 1-bed house/flat 1 off-road car parking space
 - 2-bed house/flat 2 off-road car parking spaces
 - 3-bed house/flat 2 off-road car parking spaces
 - 4-bed house/flat 3 off-road car parking spaces
 - 5+ bed house/flat 4 off-road car parking spaces
- 5.6.4. The proposed development meets the requirements of the relevant policies in the Yapton Neighbourhood Plan.

6. Planning Appraisal

6.1. Introduction

6.1.1. The main issues in relation to this proposal are as follows:

- Principle of development
- Design, Form, Appearance and Heritage
- Residential Amenity
- Transport, Access and Parking
- Flood Risk & Drainage
- Ecology

6.2. Principle of Development

6.2.1. The site is located within the Built Up Area Boundary and therefore the principle of creating 3 new residential dwellings in this location is supported by policies within the Arun Local Plan 2018.

6.2.2. Whilst the barns were once used for agricultural purposes, they have been used for residential storage ancillary to the main dwelling on the site for a number of years and therefore the use of these barns as dwellings would not result in the loss of any agricultural use on the site.

6.2.3. The proposed conversion of the barns to residential dwellings would ensure their long-term conservation and make a long-term positive contribution to these heritage assets as well as to the local character and its distinctiveness, thereby meeting the requirements of paragraph 192 of the NPPF. The heritage benefits of the proposal are explored in more detail below.

6.3. Design, Form, Appearance and Heritage

6.3.1. The design approach to the proposed barn conversion has been to retain the character of the barns as far as possible whilst creating a set of high-quality residential spaces for family homes. The proposal optimises the existing layout of the barns whilst using the existing openings as windows and doors to serve rooms as best as possible.

6.3.2. The existing scale of the barns is maintained with all proposed accommodation located within the existing footprint.

6.3.3. Key design features include:

- The retention of existing openings with new traditional oak framed windows and doors.
- The retention of key architectural details such as the wind vane and ventilation slits.
- The repair, realignment and retiling of the existing roofs with the aim of retaining and reusing the tiles where possible. This approach is in line with the structural engineer's recommendation.

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- The restoration of the original open character of Barns 1 & 3 by exposing the existing timber structural posts and setting portions of the newly proposed walls behind.
- The use of conservation rooflights will blend subtly into the roof and help to boost natural daylight into the existing roof spaces.
- The retention of original plan form as much as is reasonably possible in terms of creating meaningful living space.
- The restoration and retention of the existing historic fabric and the removal of modern interventions such as breeze blocks, modern brickwork and concrete tiles.
- Breaking up of the hardstanding within the central courtyard and its replacement with soft landscaping to create a garden area for Barns 1 and 2.

6.3.4. The design approach is set out in further detail within the accompanying Design & Access Statement.

6.3.5. A Heritage Statement has also been produced for this proposal and is submitted with the planning application. This Statement concludes that *'the design approach to the proposal is sympathetic and responsive to the important qualities of the heritage assets within the subject site. While there will be some loss of historic fabric to facilitate some of the works, this is considered to be outweighed by the fact that these unused former agricultural buildings will be brought back into use in a sensitive manner.'*

6.3.6. The report goes on to state that *'the proposal is compliant with the relevant heritage paragraphs contained in S16 of the NPPF 2019 and relevant local heritage policy including policies HER SP1: The Historic Environment, HER DM1: Listed Buildings and HER DM3: Conservation Areas of the Arun Local Plan (2018).'*



Figure 2: 3D Image of proposed barn conversion

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6.4. Residential Amenity

- 6.4.1. Having regard to the residential amenity of potential occupiers of the proposed barns, each dwelling would exceed the Government's Nationally Described Space Standards.
- 6.4.2. Barns 1 and 2 would have well-sized gardens within the proposed central landscaped courtyard area. Whilst Barn 3 has a smaller amenity space located at the western end of the barn, this is a result of the location of the existing barn and the need to retain access to the agricultural barns to the west of the site.
- 6.4.3. The relationship with the existing dwelling on the site is also considered to be acceptable. There are no windows proposed in the northern elevation of Barn 1 where it immediately abuts the garden of the existing residential property so there are no privacy issues in this regard.
- 6.4.4. The windows in the eastern elevation of Barn 2 are effectively glazed ventilation slits so views out of these windows are restricted, thereby preventing any harmful impact on the privacy of the existing dwelling.
- 6.4.5. Having regard to the impact of the proposed car barns on the properties at the Croft (the residential development to the north of the site), the roof of the proposed car barns would be visible from the ground floor of 17- 18 The Croft. However, as demonstrated in the northern boundary section drawing submitted with the planning application, much of the view from the ground floor windows of 17-18 The Croft is already obscured by a 3m high wall, and there would be no view of the car barn at all from the rear 40% of the garden of No.17 – 18. As a result, it is not considered that the car barns would have any significant impacts on the light and outlook available to the neighbouring properties.

6.5. Transport, Access and Parking

- 6.5.1. The proposed development would be served via the existing vehicular crossover at the site which allows for concurrent 2-way vehicular movement.
- 6.5.2. Visibility from the access achieves the necessary sight lines in both the primary and secondary directions along North End Road, in accordance with Manual for Streets requirements for 30mph roads.
- 6.5.3. A total of 16 parking spaces are provided with the provision being broken down as 11 allocated spaces for the proposed dwelling, 1 visitor space and 4 new spaces for the existing dwelling, Stakers Farmhouse. Two spaces will be provided with electric vehicle charging points. The parking provision would therefore accord with the West Sussex County Council parking guidance (2019).
- 6.5.4. Having regard to cycle parking, each plot would be provided with allocated cycle parking provision in the form of secure, covered spaces with allocated cycle stores. Each cycle store would have capacity for at least 2 cycles.
- 6.5.5. A Transport Note has been produced in support of the planning application. In light of the above, it concludes that *'there are no impediments on highway or transportation grounds that should prevent planning consent for the subject proposals from being granted.'*

6.6. Flood Risk and Drainage

- 6.6.1. The site is located within Flood Zone 1 so it has a low probability of flooding from tidal and fluvial sources.

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- 6.6.2. A Drainage Statement has been produced to support the planning application and this proposes discharging surface water to the ground via an infiltration blanket beneath the access road and carparking areas.
- 6.6.3. Preliminary calculations indicate that surface water runoff generated by the proposed development can be attenuated on site for all rainfall events up to the 1:100 year event including an allowance for climate change.
- 6.6.4. This report confirms a suitable surface water drainage system that is SuDS compliant is achievable for this development.
- 6.6.5. Therefore it is not considered that the proposed development would have any negative impacts on surface water drainage on the site.
- 6.6.6. Foul water will be discharged to the Southern Water sewer located beneath North End Road. Overall loadings on the existing foul water infrastructure will be reduced as a result of the development removing the existing surface water connection to the foul system.

6.7. Ecology

- 6.7.1. A Preliminary Ecological Appraisal and Bat Roost Assessment for the site was undertaken on 11th July 2019 to appraise the existing ecological resource within the land and the surrounding area. The site is formed of existing building surrounded by hard/bare ground, scrub and improved grassland with low ecological value and no habitats of high interest.
- 6.7.2. However, the site was found to be of site / local value to roosting bats, with a small bat roost noted within two of the barns and small numbers of bats foraging over the buildings and grassland. The site was also found to be of site / local value to nesting birds, with evidence of swifts and other small passerines nesting within the buildings while areas of rough grassland and tall ruderal habitat to the margins of the buildings may provide some suitable reptile habitat.
- 6.7.3. In light of the above, a series of mitigation measures have been proposed in the Ecological Impact Assessment that accompanies this planning application. This includes the following:
- Provision of temporary bat roost features installed to a nearby tree;
 - A license from Natural England to destroy the bat roost and roof tiles in the location of the roost to be hand-stripped under supervision of a licensed bat surveyor;
 - New bat roost features to be incorporated into the proposals at a similar location to the existing roost;
 - New birdboxes to be integrated into the dwelling or installed to a nearby tree to provide replacement nesting opportunities.
- 6.7.4. The Ecological Impact Assessment also recommends a number of ecological enhancements which will be incorporated into the proposed development.

7. Conclusions

- 7.1. This Planning Statement has been prepared on behalf of Granite Gate Ltd in support of a full application for planning permission and Listed Building Consent at Stakers Farm, North End Road, Yapton, for the following development:

‘Conversion of and alterations to existing barns to create 3 no. dwellings, erection of car barns and stores, a replacement pump house, demolition of barn, and associated landscaping and parking’.

- 7.2. The site is in a sustainable location with a range of local services and amenities within walking distance of the site, accessible from the site via a continuous network of footways. The site is also within the Built Up Area Boundary of the district and the proposed development seeks to make the best use of the site in accordance with the requirements of the NPPF.
- 7.3. The proposed development is located within the curtilage of a Listed building and within the Yapton Main Road Conservation Area and seeks to positively enhance the character of the area and the historic character of the buildings through a development/conversion of high architectural quality. The proposal would also secure the long term conservation of these historic barns.
- 7.4. The proposal would have social benefits in that it would provide three new dwellings in a currently under-utilised barn space presently used for ancillary residential storage in association with the main dwelling on the site.
- 7.5. It is considered that the proposed development/conversion would have no harmful impacts on the amenities of neighbouring properties.
- 7.6. The Council is therefore respectfully requested to grant full planning permission and Listed building consent.