

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

21 July 2021

Dear Sirs

Stakers Farm, North End Road, Yapton (LA ref Y/105/19/PL)
Proposal to vary planning condition 2 under Section 73 of the T&CPA 1990 (as amended by the Planning and Compulsory Purchase Act 2004)

On behalf of our client Granite Gate Ltd, we apply herewith, under Section 73 of the 1990 Act (as amended by the 2004 Planning and Compulsory Purchase Act) to make the following amendments:

- Replacement of 'Dwg No 6797-PL-001 REV D 'Proposed Site Plan" with '1020-09 Proposed Site Layout (A1)'
- Replacement of the following drawings with '1020-08A Site Location Plan and Block Plan':
'Dwg No 6797-LOC01 'Location Plan'
'Dwg No 6797-BLOC01 'Block Plan'
- Replacement of the following drawings with '1020-01A Proposed Floor Plans (A1)':
'Dwg No 6797-PL-010 Rev F 'Proposed Plans Barn 1"
'Dwg No 6797-PL-011 Rev H 'Proposed Plans Barn 2"
'Dwg No 6797-PL-012 Rev E 'Proposed Plans Barn 3"
- Removal of 'Dwg No 6797-PL-002 Rev H 'Proposed Ground Floor Site Plan" as this has been addressed through the above-mentioned replacement plan '1020-01A Proposed Floor Plans (A1)'
- Replacement of the following drawings with '1020-06A Proposed Elevations (A1)':
'Dwg No 6797-PL020 Rev F 'Existing & Proposed Elevations Barn 1"
'Dwg No 6797-PL-021 Rev E 'Existing and Proposed Elevations Barn 2"

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Town Planning ► Development Consultancy



- Replacement of 'Dwg No 6797-PL-023F 'Proposed Car Barn Plans and Elevations" with '1020-04B Proposed Car Barns and bin stores for barns (A3)'
- The Inclusion of '1020-05A Typical joinery details protection (A3)'

The application is accompanied by the requisite fee of £234, planning application form, Heritage Statement and the following drawings:

- 1020-01A Proposed Floor Plans (A1)
- 1020-04B Proposed car barns and bin stores for barns (A3)
- 1020-05A Typical Joinery details and floor protection (A3)
- 1020-06A Proposed Elevations (A1)
- 1020-08A Site Location Plan and Block Plan (A3)
- 1020-09 Proposed Site Layout (A1)

Article 4C of the General Development Procedure Order provides exemption from the need to provide a Planning Design and Access Statement and instead this letter provides sufficient information to identify the relevant conditions and planning justification for their variation.

Planning History

Y/105/19/PL Approved July 2020

Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn & associated landscaping & parking - This application may affect the character and appearance of Main Road/Church Road Conservation Area.

Variation to Conditions

Planning Condition 2

Condition 2 of the consent states:

The development hereby approved shall be carried out in accordance with the following approved plans:

Dwg No 6797-LOC01 'Location Plan

Dwg No 6797-BLOC01 'Block Plan'

Dwg No 6797-PL-001 Rev D 'Proposed Site Plan'

Dwg No 6797-PL-002 Rev H 'Proposed Ground Floor Site Plan'

Dwg No 6797-PL-010 Rev F 'Proposed Plans Barn 1'

Dwg No 6797-PL-011 Rev H 'Proposed Plans Barn 2'

Dwg No 6797-PL-012 Rev E 'Proposed Plans Barn 3'

Dwg No 6797-PL-021 Rev E 'Existing & Proposed Elevations Barn 2'
Dwg No 6797-PL-022 Rev F 'Existing & Proposed Elevations Barn 3'
Dwg No 6797-PL-023 Rev F 'Proposed Car Barn and Outbuilding'
Dwg No 6797-PL-024 Rev F 'Proposed Street Scenes'
VISUAL STRUCTURAL REPORT dated 26/07/2019, Document Reference: 19-211'

The proposed substitutions are required due to a number of amendments to the Site Plan and minor amendments to the internal arrangements and elevational treatments of the barns. The main change to the Site Layout Plan results from the need for the retention of the access to the rear of the existing house which is not possible in any other location due to a Grade II Listed Wall on the road frontage. Whilst amendments seek to provide for a suitable access, turning and parking area, it is important to note the submission of a Householder and Listed Building Application which seeks to create a new garage within this turning area to serve the main dwelling. The two applications should therefore be considered in conjunction with one another.

Given that Listed Building Consent Applications cannot be varied, a new Listed Building Application has also been submitted to reflect the proposed amendments.

The proposed changes and reasonings are set out within the following sub-headings.

Changes relating to the barn conversions

Following the consent of application ref. Y/105/19/PL, further guidance was taken in respect to onward sale and it is believed that minor changes to the internal arrangement within the barns would provide for an improved living environment for future residents.

The submitted plans propose a number of minor amendments to the internal arrangements and external materials approved for the barn conversions. These changes are summarised within Section 4 of the Heritage Statement so will not be repeated in detail here. The Heritage Report concludes that the design approach, including materiality is one that ensures that the distinctive qualities of the outbuildings group are not harmed.

Changes to Site Layout

Drawing ref. 1020-09 Proposed Site Layout (A1) proposes minor changes to the site layout to retain rear access, turning and parking for the existing listed building. The proposed changes include the following:

- New informal access on the western boundary, in place of an existing track, to serve the parking and turning area.
- Slight enlargement and re-siting of the approved garaging barn to accommodate the new informal access.

- Re-siting of the bin-store for Barn 2 to allow for the access.
- Removal of a small outbuilding currently located to the north of Barn 1 to facilitate the access.
- Slight re-siting of the proposed fence line and new hard standing to comprise of a gravel surface in order to facilitate turning for the new parking area.
- Removal of the previously approved dry store and lawnmower store as this space will be used as a parking and turning area as well as comprising the new garage as proposed within the aforementioned Householder application.

The proposed changes to the layout and creation of new ancillary structures are noted in further detail within paragraphs 4.7-4.10 of the Heritage Statement.

Upgrading of the access

An informal access drive is currently located to the rear of the existing barns, providing access to the rear of the residential property and used primarily for upkeep and maintenance of the grounds. The grounds cannot be accessed from the eastern or southern boundaries of the site due to a Grade II listed flint wall.

The garaging barn to serve Barns 1, 2 and 3, the bin-store for Barn 2 and the rear gardens associated with Barns 1 and 2 as approved within application ref. Y/105/19/PL would block this route, meaning both maintenance of the listed building and associated grounds would not be possible. The amendments to the site layout as submitted, facilitate the retention and upgrades to the existing track.

A suitable access way would need to be 3 metres in width. In order for this to be achievable, the bin store for Barn 2 and the garaging barn for Barns 1, 2 and 3 would need to be re-sited slightly. In order to minimise hardstanding, it is proposed that the access would comprise of a 3-metre-wide route with cobbled wheel routes and a central grass strip. The access would therefore be of an informal nature, resonating with the agricultural character of the historic outbuildings. The rear gardens of Barns 1 and 2 will be screened by a post and rail fence with Beech hedging, again in order to be in keeping with the character of the site.

A slight re-siting of the fence line and additional hardstanding comprising of a gravel surface is also proposed to allow for an appropriate turning area.

The submitted Heritage Statement concludes that the access drive in particular resonates with the semi-rural character of the former agricultural buildings to its east.

Re-use of existing materials

Condition 3 of application ref. Y/105/19/PL requires the re-use of the flint flooring and store dividers in barn 1, stating:

'No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details. Drawings (to an appropriate scale) and/or statements should be submitted which describe:

- *How and where the flint flooring and stall dividers within the two-storey element of Barn 1 are to be retained and re-used within the site*
- *How the exposed brick walls, timber ceiling and timber first floor within the two-storey element of Barn 1 are to be retained and incorporated into the new space'*

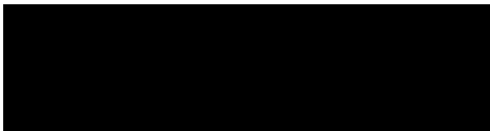
Submitted Plan reference 1020-04B Proposed Car Barns and Bin Stores for Barns demonstrates how the stall dividers from barn 1 will be used in construction; they will provide parking space partitions.

The Heritage Statement confirms in paragraph 4.25 that the flint floor will be retained in situ, with a new insulated suspended timber floor installed above it. This will ensure that the historic floor remains untouched and can be revealed at a future date. It therefore concludes that there will be no adverse harm to the historic floor.

Summary

For all of the above reasons we trust that this S73 application to substitute a number of approved plans associated with Condition 2 can be granted planning approval on the grounds sought. In the meantime, we look forward to receiving an acknowledgement of receipt at your earliest convenience.

Yours Sincerely,



**Ellie White MRTPI
Senior Planner
Henry Adams LLP**