

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: Y/13/21/HH

LOCATION: Old Barn House
Hoe Lane
Flansham
PO22 8NT

PROPOSAL: Conversion of an existing detached carport with room above into an additional self contained dwelling ancillary to the main dwelling, removal of front window to main house & installation of bifolding doors.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Conversion of an existing car port to a residential annexe and the replacement of windows with bi-fold doors in the main house.

REPRESENTATIONS

Yapton Parish Council do not object provided conditions

- To provide sufficient parking is provided.
- Restrict the unit to ancillary accommodation to the main residence.
- Windows in keeping with the area.

6 letters of objection from neighbouring properties making the following points

- Loss of parking will lead to on street parking.
- Accident and emergency access issues along lane a concern
- Impact on surrounding listed buildings.
- Overdevelopment 9 to 11 bedrooms.
- Advertisement for wellness retreat business increase use of property

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOCAL PLAN

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
CSP1	C SP1 Countryside

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The site is outside of the built-up area boundary as set out in the Yapton Neighbourhood Development Plan (YNDP) and the Arun District Local Plan 2011-2031 (ADLP). YNDP policy BB1 seeks to restrict new development in the countryside and does not include householder development in the list of exceptions. Policy C SP1 of the ADLP states development will be permitted in the countryside where it is in accordance with other policies in the Plan which refer to a specific use or type of development. In the event of conflict between development plans, the more recent plan takes precedence (the ADLP). Therefore, subject to compliance with D DM1 and other policies of the ADLP, the proposal will be acceptable in principle.

DESIGN AND VISUAL AMENITY

The annexe is located to west of the host dwelling. It is not readily visible from the main street scene or private access road, set back from the frontage.

The outbuilding will have a hipped roof and will be constructed with timber weatherboard and tile roof. The materials are considered appropriate for the area and match that of the previous structure. This helps to retain its rural appearance in keeping with the surrounding area and countryside. The new windows are considered acceptable in that they do not have any impact on the surrounding area.

The replacement of windows with bi fold doors in the main house does not need planning permission.

As a result of the siting and sympathetic conversion of the car port it does not cause a harm upon the character of the area and as such complies with D DM1 of the Arun Local Plan.

It is not considered that the conversion of the car port causes any harm to the locally listed building The Retreat

RESIDENTIAL AMENITY

The annexe will have a depth of 7.53m and a width of 6.15m. It will have a hipped roof to a height of 5.43m. Due to its siting, it is not considered to result in an adverse overbearing or overshadowing impact upon amenity, with no neighbours to the eastern elevation and the structure unlikely to have an impact on the nearest neighbour The Retreat.

The annexe will have ground floor windows to the north, east and south elevations which face the main house opposite however with the windows at ground floor level and around 12m separation it is not considered any views will be significant in which a refusal is justified. 1 velux windows will be installed to the annexe however due to its height above finished floor level again it is not considered to lead to any adverse views upon neighbouring amenity.

The windows to the south will overlook the garden of the host dwelling.

Due to the size of the building a condition will be applied to ensure the use remains as ancillary to the host dwelling and does not become a separate residential unit.

The proposal due to the size and location of windows is not considered to result in harm upon neighbouring amenity and accord with D DM1 of the Arun Local Plan.

PARKING/HIGHWAYS

There is adequate room for the parking of vehicles on the site with a minimum of over 30 metres of double width driveway.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
Proposed car port floor plans dwg.no. 01011 rev. C3 dated Jan 21

Proposed car port elevations dwg.no. 01013 rev. C3 dated Jan 21
Proposed Elevations Main House dwg.no. 01006 rev.P2 dated Dec 20
Existing Site Plans dwg.no. 00010 rev c1 dated Jan 21

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Old Barn House as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies DDM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings..

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.