

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

REF NO: Y/154/21/HH

LOCATION: Hobbs Farm House
Bilsham Road
Yapton
BN18 0JY

PROPOSAL: Conversion of existing outbuilding to ancillary accommodation to main dwelling.
(This application may affect the setting of a listed building).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks the conversion of an existing outbuilding for use as ancillary accommodation.

RELEVANT SITE HISTORY

Y/74/18/HH	Conversion of existing outbuilding to ancillary accommodation to main dwelling.	ApproveConditionally 14-12-18
Y/75/18/L	Listed building consent for conversion of existing outbuilding to ancillary accommodation to main dwelling.	ApproveConditionally 13-12-18

REPRESENTATIONS

Yapton Parish Council have provided no objection to the application.

3 letters of representation received.

- Out of date block plan.
- The proposed annexe is not detached and joined to an end wall of Dovecote.
- Photographs of the farmhouse are not representational.
- There is a duckpond and it is not recognised how this will be affected.
- The annexe should not be used for rental purposes.
- Concerns as to what will happen to the farmhouse in relation to its use if the proposal for the annex goes forward.
- A white building is also on site not specified within the details.
- No details showing features that are to be retained including landscaping.
- Windows to the north elevation would impact my privacy.
- A condition should be included for fencing should a boundary hedge be removed.
- Wastewater from Hobbs Farmhouse is part of a combined system and pump with that of Hobbs Court. We should not have to be financially responsible for the use within the annexe.
- An investigation should be undertaken to establish the use of the outbuildings.

- The duckpond is considerable distance from the annexe.
- There is no change to size or shape of the outbuilding and it would not provide overlooking.

Comments noted. The outbuilding is detached which has been confirmed by the owner of Dovecote. The application is the same as that which was approved in 2018. The water usage in the annexe would be a private matter. There are no alterations to the boundary treatment. An updated location/block plan was received. There are other outbuildings on site although these do not impact the proposal.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer

The proposal is to convert an existing outbuilding to ancillary accommodation to the main dwelling. There are no concerns over a change of use as it will ensure that the building is maintained in a good state of repair, and in use. A good example of this being that the roof frame has clear evidence of repair through the identification of newer materials. However, it is also positive that the intention is to re-use existing materials where possible. The layout of the building appears to retain as much of the existing open character as possible including the retention of the existing barn style pedestrian doors, one of which will act as a shutter to the internal space. It is also positive to note that the internal spaces will remain vaulted, which will help to retain the open character of the building. Whilst the creation of an internal opening will lead to the loss of some historic fabric, it is considered that the scale of the loss is such that it will have limited impact upon the building as a whole. The bricks should be kept and retained for use as part of any repairs to the building. Whilst the use of the double glazing is not a concern in this context (utilising the slimmer units), I would want to ensure that the frames, detailing and colours are appropriate for the building, and be designed so that they are as slender as possible,. If minded to approve the application, I would like for a condition regarding the windows/doors, and any other materials to be used in the building.

ADC Ecology - As detailed within the submitted bat survey, there may be a roost within the building and a Natural England license will be required. The mitigation proposed within Section 8 is acceptable and a condition should be used to secure this. We would like a bird box installed to the extension or to a tree within the garden of the property.

Precautions should also be put in place for hedgehogs. Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
HDM4	H DM4 Conversion of rural buildings for residential use
CSP1	C SP1 Countryside
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM1	HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS**PRINCIPLE**

The site is outside the built-up area boundary as set out in both the Yapton Neighbourhood Plan and the Arun Local Plan. YNDP policy BB1 seeks to restrict new development in the countryside and does not include householder development within the list of exceptions to this. However, policy C SP1 of the ADLP does state that 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. Therefore, subject to compliance with D DM1 and other policies of the ALP, the proposal will be acceptable in principle.

BACKGROUND

An application for conversion of the building was approved in 2018 and this application seeks the same proposal.

CONVERSION OF RURAL BUILDINGS

Policy HDM4 of the Arun Local Plan states that buildings should be capable of conversion without rebuilding or significant alteration or extension. A structural survey was submitted and it confirms that the property appears in good structural condition and suitable for conversion without the need for extensive alteration or rebuilding. The proposal therefore accords with HDM4 of the Plan.

DESIGN AND VISUAL AMENITY

The site comprises a detached single storey garage/store building. This is located to the rear of the host dwelling and is not visible from the wider area.

The outbuilding features brick built columns forming a four bay single storey building with two bays forming an open cart store and the other being two separate store rooms with stable doors. The majority of the building has a pitched roof but there are lean to roofs at either end.

The alterations will retain the existing footprint. The lean to structures on either side will increase in height slightly to provide a more liveable space, although are set below the ridge height and appears subservient and in scale to the buildings on site.

The outbuilding is constructed of brickwork and render with roof slates and corrugated iron sheets to the side elements. The materials will consist of matching roof materials with some weatherboarding to the side wings. The materials proposed will match that of the exiting outbuilding and are in keeping with the rural character of the area and surrounding buildings. The existing wooden stable doors will be retained which ensures the alteration will remain sympathetic in appearance to the existing structure.

The Arun Design Guide states 'Conversions must protect the original character and appearance of

buildings through careful use of considerate materials'. 'New uses must be appropriate for the building and location in which they are to be accommodated'. The proposal complies with this being appropriate in size and design which is sympathetic to the existing building and situated in a suitable location for its use.

Due to the design and siting of the outbuilding which largely retains the existing appearance and scale, the conversion will not give rise to harm upon the wider area or appearance of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan and the Design Guide.

RESIDENTIAL AMENITY

The outbuilding is located to the rear of the host dwelling.

To the west of the site sits the neighbouring dwelling 'Dovecote'. There is a brick wall which runs along the boundary. The neighbouring property has 2 first floor windows which face to the west towards the outbuilding. Due to the siting of the structure, the annexe would not give rise to views directly into the windows and vice versa and with a distance of 11m from the side elevation of 'Dovecote' to the side elevation of the outbuilding, this is considered acceptable to ensure there is no adverse overlooking. There are also no windows proposed to the western side of the annexe.

To the rear elevation of the building sits Hobbs Farmhouse and its garden area. There are not considered to be any adverse impact upon the rear elevation of this property with the use of the outbuilding ancillary to the dwelling house.

The front elevation of the annexe would face open countryside. Neighbouring dwellings predominately to the north and north west of the site are a sufficient distance away in such that the change of use of the single storey building shall not give rise to adverse harm.

It is not considered that there will be any harm associated with the proposed use of the building for residential use ancillary to the main dwelling with sufficient parking and an existing access already in existence. The intensification of its use is not considered to increase significantly in which excessive noise will be created.

The proposal would not have any significant impacts on any other neighbouring residential properties in terms of privacy, overbearing impact or loss of light with suitable separation retained around the site and is considered to be acceptable and to comply with policy D DM1, D DM4 and D SP1 of the Arun Local Plan

PARKING

There is sufficient space on site for parking to the side of the annexe or to the front of the host dwelling and as such would not result in adverse impacts upon the highway.

HERITAGE ASSETS

The barn in question consists of two elements: the first being a four bay single storey building with two bays forming an open cart store and the other being two separate store rooms with stable doors, with a pitched slate roof. The second element consists of two single storey lean-to structures (at either end) with a corrugated sheeted roof. As Hobbs Farmhouse is a Listed Building, the neighbouring farmyard buildings are curtilage listed buildings, and require careful attention to ensure that their significance is not harmed.

Paragraph 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The farmhouse and the former agricultural buildings are of architectural and historic significance, clearly being part of the development of the hamlet. The heritage assets in this case

are of some significance.

Paragraph 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal seeks the retention of the open character of the building through its design and seeks to retain many of the materials and existing wooden doors to the front elevation. The footprint will remain the same and whilst there will be an internal opening the loss of historic fabric is minor and will have a limited impact on the building as a whole. It is intended to remove the existing brickwork roundel. This appears to be constructed from fairly modern bricks and is therefore of no significance.

Details of the windows and doors proposed shall be reserved by condition to ensure that they are appropriate for the outbuilding.

The application is considered to not cause harm to the significance of the heritage assets or their setting and accords with HER DM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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
- Location and Block Plan - Rev A
 - Existing and Proposed Floor Plan - 001
 - Existing and Proposed Side Elevations - 005
 - Existing and Proposed Side Elevations - 004
 - Existing and Proposed Rear Elevations - 003
 - Existing and Proposed Front Elevations - 002
 - Bat Survey Report

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the windows and doors have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building. The details submitted shall include how the windows are to be recessed in to their openings.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 The mitigation measures with regard to Biodiversity Mitigation Measures included in the section 8 of the Bat Survey Report submitted with this application shall be implemented and retained in perpetuity.

For the avoidance of doubt these measures should include provision of proposed continued bat roost provision as in figure 8.1, external lighting should be minimised in accordance with para 8.1.2. and bird boxes installed in accordance with para. 8.15. and figure 8.2.

Reasons: In the interest of maintaining and enhancing the existing biodiversity of the site in accordance with Policy ENV DM5 of the Arun Local Plan and the NPPF.

- 5 Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

Reasons: In the interest of maintaining and enhancing the existing biodiversity of the site in accordance with Policy ENV DM5 of the Arun Local Plan and the NPPF.

- 6 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Hobbs Farmhouse as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 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.

- 7 INFORMATIVE: The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place.
- 8 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.