

Recommendation Report for Planning Permission

REF NO: Y/22/21/PL

LOCATION: North Barn
Hoe Lane
Flansham
PO22 8NT

PROPOSAL: Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA). This site is in CIL Zone 3 and is CIL Liable as new dwelling & may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Conversion of barn to dwelling including a roughly square shaped extension projecting forward of the eastern half of the building. The extension measures 4.4m deep by 4.8m wide. It will have the same eaves height but be approximately 0.2m lower in ridge height than the existing. The dwelling will include two bedrooms and space is allocated externally for car parking (2 spaces), bin & cycle stores and private gardens.
SITE AREA	0.02575 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	39 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to the front and the track to the side. The rear garden is only partially enclosed with an eaves height flint wall to part of the track and 1.9m high fencing to the properties to the west.
SITE CHARACTERISTICS	Existing single storey, pitched roof storage barn in brick & flint with a slate roof. The building is open to the north. The site includes open areas to the north and south.
CHARACTER OF LOCALITY	This is a rural but residential location. Many of the nearby dwellings have been converted from agricultural buildings and there is a farmyard a short distance to the east. The dwelling "Dukes Meadow" to the west is single storey with no roof level windows. The dwelling "The Granary" to the southwest has roof level accommodation and these windows part overlook the rear open area of the site.

RELEVANT SITE HISTORY

Y/53/19/NMA	Non-material amendment following the grant of reference	Approve
	Y/60/16/PL for change of material to proposed extension	13-11-19

and set north elevation fenestration & doors behind existing timber posts.

Y/88/19/DOC	Approval of details reserved by condition imposed under ref Y/60/16/PL relating to Condition No 4 - surface water drainage.	DOC Refused 12-11-19
Y/60/16/PL	Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (resubmission following Y/8/16/PL).	ApproveConditionally 22-11-16
Y/34/87/L	Application for Listed Building Consent to form a 2.5m wide opening in south wall of North Building with part glazed timber doors	ApproveConditionally 06-07-87

It is evident from wider planning history that the building was subject to a Heritage listing but it has not been able to ascertain whether the building was ever delisted. It is understood that the building was previously part of Flansham Manor farm and connected to the nearby Flansham Farmhouse/North Manor building which is Grade II listed. The listing description for this building does not refer to any additional buildings.

Y/60/16/PL granted permission for conversion and extension. It was modified by Y/53/19/NMA which changed the material to the extension to dark stained timber ship boarding and set the north elevation fenestration and doors behind the existing timber posts. This application is a very similar resubmission of the approved scheme which had time expired. The extension on the front appears to be slightly deeper and wider (0.2m extra in both cases) and two new partition walls are introduced to separate the living room & kitchen but the external design and window positions are the same.

REPRESENTATIONS

Yapton Parish Council have no objection subject to conditions to secure the sympathetic use of materials and sufficient off-road parking provision

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. Suitable conditions are included.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

SOUTHERN WATER - no objection subject to an informative.

WSCC HIGHWAYS - no objection subject to conditions to secure the car & cycle parking and an electric

vehicle charge point. Comment that:

- The site joins on to a section of Hoe Lane which is 'D' classified and a no through road at this point;
- No highway safety concerns were raised to the previous application;
- A parking area for two cars is included with a 5m wide opening which is sufficient for a car to pass through;
- There appears to be sufficient space for parking & turning on site and the parking provision is appropriate.
- There have been no recorded collisions within the past three years in the vicinity and it is not envisioned that the change of use would exacerbate any existing safety concern;
- The site is rural in nature and does not benefit from street lit footways;
- The nearest bus stop is 5 minute walk distant on the A259 and provides services on to Gatwick and Littlehampton; and
- Cycling would be an attractive mode of sustainable transport in this location and the applicant has provided a separate cycle storage shed within the curtilage of the site.

COUNCILS ECOLOGIST - no objection but request conditions in accordance with the mitigation proposed by the Ecological/Bat Roost Assessment.

ADC ENVIRONMENTAL HEALTH - no objection subject to a construction working hours condition,

ADC LANDSCAPE OFFICER - no objection subject to a landscaping condition to confirm plant quantities for the mixed native hedge planting. Consider that the potential impact of the proposals could be blended into the surrounding environment with implementation of the landscape proposals as detailed.

ADC CONSERVATION OFFICER - States the proposal will not cause harm to the significance of the heritage assets or their setting and should be determined in accordance with the relevant development plan policies. Comments as follows:

- The proposal will result in the enclosure of the open bays with windows, along with an extension on the northern elevation;
- The proposed use requires that additional window openings are introduced, but it is positive to note that every attempt has been made to limit the number required and the window openings on the southern elevation are relatively small which results in a good amount of the attractive wall remaining intact;
- Full use is being made of the existing large openings on the northern elevation in order to light the interior spaces. This is a positive approach which helps to protect the appearance of this elevation;
- The design of the windows has been supplied and these seem to be acceptable, and the fact that they are of timber construction is also supported but it would be helpful to understand how they will be treated i.e., stain or paint?;
- Whilst it is acknowledged that the interior of the building will have to change in order to accommodate the new use, it is considered that the end use should be planned to suit the form and special potential of the building. At the moment, this open sense of space fails to survive the proposed conversion;
- The conversion 'carves' up the structure into a number of smaller spaces so that the proposed layout reads as a more standard bungalow as opposed to a more traditional, barn structure;
- Whilst the roof is of much more modern construction, it is suggested that the open roof space should be incorporated into any such proposal. As currently prepared, it is not clear how the internal roof spaces will be treated and this is unfortunate, and potentially compromises the character of the building;
- Landscaping is an essential part of any barn conversion; generally, any scheme should be simple in nature and reflect the agricultural nature of the building, as opposed to reflecting the elements found in that of a suburban house; and
- It is positive that a mixed native planted hedge is proposed but the use of block paviors is disappointing and a more area specific surface should be considered.

ADC DRAINAGE ENGINEERS - Have reviewed the drainage submission but advise that more information is required and so recommend a condition.

COMMENTS ON CONSULTATION RESPONSES:

In response to the ecology comments, the protection of birds nests is covered by separate legislation therefore it is not appropriate to impose this as a planning condition. The Conservation Officer's concerns regarding hard surfacing and timber treatment will be resolved through conditions.

POLICY CONTEXT

Designations applicable to site:

Outside the Built Up Area Boundary;
Lidsey Treatment Catchment Area;
Flood Zone 1;
CIL Zone 3;
Special Control of Adverts; and
PD Restriction.

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
HDM4	H DM4 Conversion of rural buildings for residential use
HERSP1	HER SP1 The Historic Environment
HWBSP1	HWB SP1 Health and Wellbeing
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WSP1	W SP1 Water
WDM3	W DM3 Sustainable Urban Drainage Systems

[Yapton neighbourhood plan 2014 Policy BB1](#)

Yapton neighbourhood plan 2014 Policy E3

Yapton neighbourhood plan 2014 Policy E4

Yapton neighbourhood plan 2014 Policy E5

Yapton neighbourhood plan 2014 Policy H1

Yapton neighbourhood plan 2014 Policy PK1

Built-up Area Boundary

Protection of natural habitats

Minimising the environmental impact of development

Enhancement of biodiversity

Housing requirement

Parking standards for new residential development

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

The relevant policies of the Yapton Neighbourhood Development Plan (YNDP) have been considered within this report. Yapton are currently working on a revised YNDP and have recently completed a regulation 14 consultation. However, it is considered that the emerging Plan can be attributed only low weight at this time.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 70(2) of Town and Country Planning Act 1990 (as amended) provides that

(2) In dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with the Arun Local Plan in that it would not cause demonstrable harm to the historic character of the area, to the amenities of existing & future residents and will not adversely affect the safety and convenience of the local highway.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site is outside of the built up area boundary where development is generally unacceptable unless it falls into a certain category or is otherwise in accordance with a Local Plan policy which refers to a specific use or type of development. The relevant policy is H DM4 which allows the conversion of buildings for residential use outside the built-up area. This is subject to certain criteria and these are discussed in the next section.

Yapton Neighbourhood Plan (YNDP) Policy BB1 states that development outside of the built up area boundary will not be supported unless they are compliant with 4 criteria. None of these criteria refer to barn conversions or additional dwellings and therefore, the application is contrary to Policy BB1.

Policy BB1 is not considered to be in accordance with countryside policy in the adopted Local Plan and it is also noted that the NPPF supports the principle of rural building conversion. Section 38(5) of the Planning and Compulsory Purchase Act 2004 states that any conflict between different policies of the development plan should be resolved in favour of the most recent policy (in this case those of the Arun Local Plan).

The policies in the YNDP that relate to the supply of housing have reduced weight because they relate to out of date housing needs as they were based on the policies in the 2003 Arun Local Plan and the draft policies in the 2014 publication version of the then emerging Arun Local Plan.

CONVERSION POLICY

(a) The first criteria requires that evidence is submitted to demonstrate that reasonable attempts have been made to market and use the premises for business purposes and a statement of the efforts made is submitted in support of the application. The applicant has not provided any information to respond to this, however, the previous application was accompanied by a letter from Grant Properties of Middleton (dated 20/04/16), which stated that:

"I write to confirm an update with regard to the marketing of the above premises. Having spoken to a number of applicants over the last couple of years, there are a number of issues that keep cropping up in conversation precluding them from taking any further interest. These include the fact that the unit is too small and therefore not able to support a business or commercial interest locally. A number of parties have concluded the location is also an issue. We have touched on the subject of approaching the Council for permission to convert the property to residential use. I am of the firm belief that this is now the best way forward"

It is clear that the property has remained vacant since the previous planning application and this further supports the fact that it is not suitable for a commercial use. It should be noted that aside from the presence of the farm to the east, the character of the area is entirely residential. It is considered that to allow a commercial use in this building so close to other residential properties would not only be out of character but could have the potential to result in amenity impacts (e.g. noise) on nearby residents. A residential use would be more neighbourly and generate less traffic than a business use.

(b) The second criteria is that the building should be structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension.

A Structural Survey was submitted with the previous application and this concluded the conversion can take place without the need for substantial structural works. This was assessed by the Councils Structural Engineers and no objection raised. The extension is not required to enable the conversion of the existing building. There is no reason to suggest the previous structural analysis no longer applies.

(c) The third criteria states that the resultant building and use should not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. It also states that particular regard will be given to the impact of any residential curtilage on the character of the countryside.

Although the location is outside of the designated built up area; Flansham comprises of a large group of residential dwellings, some of which have been converted from former agricultural buildings. As such, it is not considered that the resultant dwelling will have an adverse impact on the residential character of the area. Furthermore, the resultant single storey form of the dwelling is comparable to other dwellings in the locality. The curtilage is limited to the current ownership and again is appropriate given the character of the area and with reference to surrounding dwellings. The extension is subservient to the host building being smaller and slightly lower. The use of roof level velux windows is appropriate given that both Dukes Meadow and The Granary also have roof level windows.

(d) The fourth criteria is relevant to buildings of historic or architectural importance and requires that, in such cases, there be no effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting.

The building was originally part of a farmyard complex formed by itself & the adjoining building (on the north side), the property now known as The Granary (on the west side), the properties now known as Garden House/Little Garden House (on the south side) and East Building. It is understood these were part of Flansham Farm and known as Flansham Farm Buildings. The building appears on historical maps dating back to 1897/98 and there is a different shape of building present on the site on the earlier map from 1875-1890.

It is clear that the building has heritage value and therefore should be treated as a non-designated heritage asset. ALP policy HER SP1 states that development likely to prejudice heritage assets including Non-Designated Heritage Assets and their settings will be refused.

The NPPF requires that applicants describe the significance of heritage assets affected, including any contribution made by their setting and then that the Local Planning Authority identify and assess the particular significance of the heritage asset that is affected by a proposal. Para 197 states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The building is in a historic grouping of buildings in a farmyard context and is located near to three listed buildings (North Manor/Flansham Manor to the southwest & Flansham House to the southeast) and to a designated Building of Character (The Granary). Although there are no in principle objections to the residential use of the building, it is considered that great weight should be given to ensuring that the design of the dwelling (i.e. the extension & fenestration changes) are appropriate to the significance of the heritage asset.

The proposal is essentially the same as Y/60/16/PL which itself was an evolution of a previous scheme that was inappropriate given the depth of the forward projecting extension, the number of new window openings and the internal partition of the accommodation. The new proposal has partially reverted back

to the first scheme in that new partition walls are added to separate the lounge and kitchen from the rest of the accommodation but externally, the building will appear the same. The inclusion of the new partition walls is regrettable but it is not considered that this is so harmful to the significance of the asset as to justify a refusal on grounds of harm to the non-designated heritage asset.

(e) The final criteria states that resultant traffic should be safely accommodated by the site access and the local road system.

West Sussex Highways assessed the application and consider that it can safely accommodate the two parking space requirement and that the proposal will not have a 'severe' impact on the operation of the Highway network. The proposal is not contrary to paragraph 109 of the NPPF. It is noted the site is 5 minutes walk from bus stops on the A259 and that cycling in this location would be an attractive alternate means of transport to the private car. The application includes a cycle store.

The Arun Parking Standards SPD requires that a single dwelling in this location provide 2 allocated spaces. This is the same requirement as per YNDP policy PK1. The Parking Standards SPD also requires visitor parking at 20% of each dwelling. This would equate to 0.2 spaces and so cannot be achieved. It is considered that there are places where visitors can park in the local area without causing a highway safety issue or adversely affecting the amenities of existing residents.

(f) The policy also requires that the proposed conversion make provision for wildlife, minimises the amount of land to be used as residential curtilage and that conditions be used to remove permitted development rights for future extensions & alterations.

The application has been assessed by the Councils ecologist who has no objections subject to conditions to secure 2 new bat roof tiles. It is proposed to condition a requirement for 4 swallow nesting boxes as this was requested by the ecologist in response to the previous application. The amount of curtilage is considered to be acceptable as it is limited to the current ownership and is appropriate given the character of the area and with reference to surrounding dwellings. Conditions will be imposed to remove permitted development rights as was the case on the previous permission.

In respect of building conversions, the Arun Design Guide states that new uses must be appropriate for the building and location in which they are to be accommodated, and should always make a positive contribution to the surrounding area. Conversions should retain the existing character of the building and its setting, by ensuring that: (a) materials match existing or are compatible with the existing materials/building type; (b) conspicuous new features out of keeping with the appearance and former use of the building are avoided; (c) new doors and windows are added sparingly, designed simply, & included within existing openings wherever possible; (d) new floors do not cut across existing windows; and (e) existing distinctive features relating to the former use of the building are retained wherever appropriate. It is considered that the proposal complies with this guidance.

On this basis, the proposal is considered to comply with ALP policy DM4 and as such also with policy C SP1. By association, the proposal also complies with ALP policies D DM1, D DM4, D SP1, ENV DM5, HER SP1 & T SP1 and with the Arun Parking Standards SPD and the Arun Design Guide.

RESIDENTIAL AMENITY:

ALP policy D DM1 requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity". The Arun Design Guide sets out guidance on interface distances between dwellings and these

are: 21m for back to back, 16m for front to front and 14m for front/back to side.

The only new building works are to the front and will be 15m from the flank wall of Dukes Meadow to the west & some 26m from the front of Doves Barn opposite (to the north). It is not considered that this extension will have an overbearing effect on any neighbouring properties.

Although new openings are proposed in the elevations of the building, these are either of a high level (for the purposes on light only) or on ground floor elevations and will be screened out by the existing and proposed boundary treatments (as detailed in the submitted plans). Conditions will be imposed to require bathroom windows to be obscure glazed and to remove permitted development rights for further extensions.

On this basis, the proposal complies with ALP policies D DM1 and QE SP1.

INTERNAL & EXTERNAL SPACE STANDARDS:

ALP policy D DM2 requires that internal dwelling spaces are of an appropriate size to meet the present & future requirements of all occupants. It is therefore necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the buildings will be suitable for residential use.

As one of the two bedrooms is less than 11.5m² in area, it is classed as a single and therefore the required internal space standard is 61m². The proposed internal floor area is 67m² and so complies with the requirement.

There are no policies in the ALP relating to garden sizes, however, the Arun Design Guide sets out the need for a private rear garden of 10.5m depth and a front Garden of at least 2m depth. The new dwelling will have a rear garden of between 3.4 & 7.2m deep (due to it having a tapering depth). The rear garden does not meet the depth requirements however regard should be had to the width of the rear garden (at 11.3m) which does result in a useable space. In addition, other gardens in the area are irregular in shape and do not meet the minimum depth. It is also considered that flexibility should be allowed in cases where the form of development is as a result of historical evolution and subsequent conversion. Meanwhile to the front there will be an area of lawn between the front door and the parking spaces that is 4.2m deep and so does comply with the Design Guide.

It is therefore considered that the conversion will provide a decent standard of amenity for future occupiers and that there is no conflict with any adopted development plan policy.

ENERGY AND CLIMATE CHANGE:

ALP policy ECC SP2 states that all new residential development including conversions must be energy efficient and incorporate decentralised, renewable and low carbon energy supply systems where appropriate. In addition, ECC SP1 requires that new development be designed to adapt to impacts arising from climate change. The Arun Design Guide requires that conversions consider the impacts of improved thermal performance on existing and retained building fabric.

The application is not accompanied by any details of measures to respond to climate change. However, it would be appropriate to reserve the approval of such details to a planning condition. A suitable condition is included and on this basis, there is no conflict with the relevant development plan policies.

SURFACE WATER DRAINAGE:

ALP Policy W DM3 (Sustainable Urban Drainage Systems) states: "To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process." It also sets out several requirements in respect of information to support drainage schemes including winter groundwater monitoring, winter infiltration testing and climate change allowances. YNDP Policy E11 requires developments be designed and constructed to minimise the overall level of flood risk in the parish; and provide appropriate surface water drainage.

The previous application was approved subject to a pre-commencement drainage condition. An attempt to discharge this under Y/88/19/DOC was refused and it is understood that Council drainage engineers then engaged in discussions (outside of the planning process) with the applicants consultants which has resulted in a revised scheme coming forwards. As such, this resubmission is now accompanied by a full package of information required to assess drainage (i.e. including ground water monitoring/percolation testing & design drawings).

The Councils Drainage Engineers have stated that more information is required to agree the surface water drainage scheme and as such recommend a condition. It would be necessary to impose the same pre-commencement condition as per the previous decision however the applicant will not agree to this. As such, the alternative is to impose a similar condition worded so as to allow commencement (of the extension) but only up to DPC level. This will ensure that the surface water drainage scheme is fully agreed with the Councils engineers prior to occupation whilst also allowing the developer to make a start on the extension to the building and to carry out the conversion works. The proposal therefore complies with the surface water drainage policies.

FOUL DRAINAGE:

The site is affected by the Lidsey Treatment Catchment Area designation and ALP policy W DM1 requires that a drainage impact assessment is provided. This is required to assess the cumulative impacts of surface & foul drainage, how these can be safely disposed of and their impact on flood storage capacity and flows resulting from the Lidsey treatment works during times of flood.

The application proposes to connect to an existing main sewer but via a new rising main achieved through the use of a package pumping station in the rear garden. Southern Water (SW) state that they require a formal application for a connection to the public foul sewer to be made by the applicant or developer. They comment that if the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul/surface water public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd. However, SW request no conditions regarding the design of the system.

The applicant has not submitted the required drainage impact assessment but given the scale of the proposal and the lack of any objections from SW, it is not considered that a refusal on the grounds of insufficient information could be justified. The previous application was also determined without such an assessment. As such, the proposal is considered to be acceptable with regard to foul drainage.

SUMMARY:

It is considered that the proposed conversion and small extension complies with the relevant development plan policies and the application is therefore recommended for approval subject to the following conditions.

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 is a CIL Liable development. It is in Zone 3 and a CIL amount of £10,019.91 is payable unless the applicant applies for exemption subject to the requirements of the CIL Regulations 2010 (as amended). The Parish Council would receive a 25% share of this money (£2,504.98) albeit subject to whether any relief is claimed.

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 and documents:

Dwg 01 Topographical Survey/Drainage Details;
 Dwg P01 Proposed Floor Plan, Roof Plan & Elevations
 Dwg P02 Site Plan and Fence Details;
 Dwg P03 Fence, Window & Rooflight Details;
 Dwg P04 Proposed Door Details;
 Dwg P05 Location and Block Plans; and
 Design and Access Statement (February 2021).
 Dwg 11095-01 Rev A Drainage Strategy Plan*;
 Drainage Strategy Report 11/08/20 ref 11095-01 Rev A*;

* These two plans/documents are approved solely in respect of the proposed foul drainage scheme (and so not in respect of the surface water drainage scheme)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, D DM4, H DM4, HER SP1, QE SP1, T SP1, W DM3 of the Arun Local Plan.

- 3 Prior to the removal of any roof tiles, the gaps beneath the ridge tiles must be inspected using an endoscope by a licensed bat ecologist. Provided that there is no evidence of bats then the removal of roof tiles must be undertaken by hand under the supervision of the ecologist. If a bat is discovered at any time, then all works must cease and advice of the bat ecologist sought.

Reason: To prevent the risk of death or injury to bats in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to check for protected species prior to works commencing.

- 4 Prior to any groundworks taking place that will result in the loss of any grassland, an ecologist must be employed to carry out a finger-tip search of the grassland to be cleared. Following the completion of the search, a two-phase strim methodology should be introduced.

Reason: To prevent the risk of death or injury to reptiles and amphibians in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to check for protected species prior to works commencing.

- 5 Construction shall not occur beyond damp proof course (DPC) level, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. The resultant dwelling shall not be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 6 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including full details of both hard surfacing and soft landscaping and details of any existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The soft landscaping scheme should include native tree and shrub planting.

Reason: In the interests of amenity, biodiversity and the historic character of the area in accordance with policies D DM1, HER SP1, ENV DM5 of the Arun Local Plan.

- 7 No development above damp proof course (DPC) level shall take place unless and until a colour schedule of new materials and finishes to be used for external walls (and roofs) of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the resultant building. These tails should include details of any staining or painting of window and door frames.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of heritage character in accordance with policies D DM1 and HER SP1 of the Arun Local Plan.

- 8 No development above damp proof course (DPC) level shall take place until full details of the placement of 4 nesting opportunities for swallows and 2 bat tiles have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in full prior to occupation and thereafter retained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of birds & bats in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

- 9 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development in accordance with Arun Local Plan policy T SP1 and the National Planning Policy Framework.

- 10 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. The secure cycle store shall thereafter be implemented in accordance with the agreed details and permanently retained thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1 and the National Planning Policy Framework.

- 11 Prior to occupation of the dwelling, the applicant/developer shall submit a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan.

- 12 Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge point/s shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the

NPPF.

- 13 Prior to the occupation of the dwelling, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 14 No external lighting shall be installed on site until plans showing the type of light appliance and the position & height of the fittings have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 and also be in accordance with the Bat Conservation Trust guidelines. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats) and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

- 15 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday). Should any works be required outside of these times then the applicant should submit a schedule of activities to the Local Planning Authority for approval in writing.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 16 This permission is for the in-situ conversion of the building with associated works and does not purport to permit the dismantling and re-erection of the building as a whole or any part therein, or its partial/total demolition, removal, rebuilding or reassembly, other than by any specific items which have been explicitly so described in the application documents.

Reason: In order to ensure that the proposal represents a conversion and not a rebuild which would be contrary to policy H DM4 of the Arun Local Plan.

- 17 The bathroom window on the eastern elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of existing and future occupiers in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings (other than those shown on the plans hereby approved) shall be formed in any of the wall or roof elevations of the building without the prior permission of the

Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the historical environment by endeavouring to achieve a building of visual quality in accordance with policies D DM1 and HER SP1 of the Arun Local Plan.

- 19 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun Local Plan.

- 20 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.

- 21 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater>. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> and this should be submitted with a Discharge of Conditions Application.

- 22 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.