

PLANNING, DESIGN AND ACCESS STATEMENT

TOWN AND PLANNING ACT 1990 (AS AMENDED) COUNTRY

The Piggery, Hobbs Court, Bilsham Road, Yapton **PLANNING, DESIGN AND ACCESS STATEMENT**

Application to erect a porch, two new car ports and to convert all the car ports into garages. Alteration to the internal layout of The Piggery to provide 3 bedrooms

The Piggery, Hobbs Court, Bilsham Road, Yapton.

On behalf of:
Herongate Homes

Prepared by:
Susan Leeson, BSc(hons), M.Phil(TP)
Associate

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The Royal Norfolk Mew, West Street, Bognor Regis

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On behalf of:
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1.0 Introduction and Background

- 1.1 Neame Sutton Limited, Chartered Town Planners, is instructed by Herongate Homes "The Applicant" to prepare and submit a planning application to construct a porch onto the Piggery (following recent approval to convert the former farm building into a residential property ref Y/88/13 Proposed conversion of outbuilding to single dwelling) and make internal layout changes to provide an additional bedroom, to add two car ports, one to serve the Piggery and one to serve Stancomb, and to provide wooden doors to all 5 of the car ports to make them into garages.

2.0 Description of the Site

The site was formerly a variety of farm buildings for Hobbs Farm and these have been converted into 5 residential units of accommodation with associated car parking.

- 2.1 The former Piggery has been converted into a dwelling with associated parking.
- 2.2 Access to the residential development is off Bilsham Lane. There is separate car parking for Dovecote within the courtyard development and at the point of the access for Stancomb and the Piggery.

3.0 Site History

- 3.1 The relevant site history is as follows:

Reference	Description	Decision
Y/105/13	Amendments to previous approvals Y/3/89 and Y/60/90 for conversion of outbuilding to single dwelling	Approved Conditionally 21/05/2014
Y/88/13	Proposed conversion of outbuilding to single dwelling	Approved 02/07/2014
Y/10/15/HH	Conversion of existing carport into garage	17/03/2015

4.0 Description of the Proposed Development

- 4.1 It is proposed to add a porch to the dwelling and to make internal changes to the approved layout to provide 3 en-suite bedrooms. Additionally it is proposed to provide an additional car port for this dwelling and also an additional car port for Stancomb and to convert all 5 car ports garages to match those recently approved at Dovecote ref. Y/10/15.

5.0 Planning Policy Framework

(i) *National Planning Policy Framework*

- 5.1 The Government planning policy is published in the National Planning Policy Framework (NPPF). The presumption is in favour of sustainable development. Paragraph 17 states that development should **“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”**

The land is currently scrub land which does not contribute to the visual amenity of the area. It is considered therefore that the proposal is a sustainable use of the land with building that have been designed to relate to the existing development surrounding the site.

(ii) *The Development Plan*

- 5.2 The current Development Plan comprises the Arun District Local Plan adopted in 2003

Policy	Title
GEN2	Built Up Area Boundary
GEN	Protection of the Countryside
GEN7	The Form of Development

GEN2 Built Up Area Boundary

- 5.3 The site is within the built up area boundary of Bognor Regis

Gen 3 Protection of the Countryside.

5.4 The Countryside should be protect for its own sake and any development must be sensitive to the countryside location. As stated below, the use of traditional materials and the design of the structures, is sensitive to the previous farm use and the wider countryside and is therefore in accordance with this policy.

GEN7 The Form of Development

5.5 Planning permission will only be granted for schemes displaying high quality design and layout provided that it:

- (iii) ***Demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness.***
- (iv) ***Promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car.***
- (v) ***Does not have an unacceptable adverse impacts that may rise from adjoining land uses or property.***
- (vi) ***Takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property***
- (vii) ***Allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians.***

5.8 It is considered that the proposal is in accordance with this policy for the reason set out below

The Emerging Local Plan Publication Version October 2014

Policy D SP1 Design

5.13 All development proposals should be of good quality and demonstrate a high standard of design. Design consideration has been given to the historic context of the former farm buildings and the Listed buildings. Materials have been sensitively selected to reflect this.

Policy D DM1 Aspect of Form and Design Quality

5.14 When considering any application for development the Council will have regard to the following (relevant) aspects:

- Character

- Appearance/attractiveness
- Impact
- Layout
- Scale
- Density
- Crime Prevention

5.15 The proposed development has taken all these aspects into consideration when proposing the design and use of materials for the proposed porch and garages.

Policy HER SP1 The Historic Environment

5.16 The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District. A Heritage Statement has been included as part of the application which concludes that the proposed porch and garages are de-minimus and will not adversely impact on the setting of the Listed Building, however, it does affect the setting of a Listed Building.

6.0 The Reason that Planning Approval should be granted

(i) *The Principle of development on land affecting the setting of a Grade II Listed Building.*

6.1 The principle of development has been established by the conversion of the farm barns into residential properties. The conversion of open car ports to garages has been established in previous approval Y/10/15/HH.

The Extent of the Development

6.2 The proposal is to erect a porch onto the recently converted Piggery into residential. It is also proposed to rearrange the internal layout to provide three bedrooms. Further it is proposed to add two car port to the existing 3 car ports, and to convert all 5 into garages similar to the recently approved conversion of the car ports at the Dovecote.

(iii) *Visual appearance and effects on the Historic environment*

- 6.3 The proposed porch is to be timber clad in black stained timber similar to the existing, in order to blend into the existing development. Similarly the proposed garages are timber to match the recently approved garages within the courtyard development. It is therefore considered that the traditional use of materials is in keeping with the historic environment and will not detract from either the rural or historic character of the surrounding area..

(iv) *Car Parking and Access Arrangements*

- 6.4 Current car parking on the site is a mix of car ports and car parking spaces, and garages. The proposal is to provide 5 garages on the site. The access will be as existing. The proposal will not reduce the car parking space available or adversely affect the access arrangements.

7.0 Summary and Conclusions

- 7.1 The proposal is for minor changes to the car parking arrangements for the Piggery and Stancomb to provide 2 additional covered spaces and to convert the car ports into garages. This is in character with the existing garages on the site. The internal layout changes to provide 3 bedrooms do not result in any changes to the exterior of the building. The proposed porch is designed to be in character with the existing building and does not result in any harm to the surrounding historic or countryside environment.