

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

REF NO: Y/74/18/HH

LOCATION: Hobbs Farm House
Bilsham Road
Yapton
BN18 0JY

PROPOSAL: Conversion of existing outbuilding to ancillary accommodation to main dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is to convert an existing agricultural building attached to the rear garden wall of the garden of Hobbs Farmhouse which is currently used for purposes incidental to the dwellinghouse (i.e. garaging of sports cars) to a 1/2 bedroom dwelling/annex for use ancillary to the primary dwellinghouse. The building is accessed by a vehicular farm track around the garden wall of Hobbs Farmhouse and is served by a number of concrete and gravel parking areas sufficient to park in excess of 4 cars. There are no currently existing or proposed apertures in the garden wall of Hobbs Farmhouse providing access to the proposed dwelling/annex. Hobbs Farmhouse is a listed building and the agricultural building is considered to be within the curtilage of the listed building.

The alterations to the existing agricultural outbuilding include;

- 1) The replacement and enlargement of two lean to corrugated metal roofs which form 'wings' to the slate roofed main section of the outbuilding (which would be retained) with hipped corrugated metal roofs. The 'wings' would remain subservient to the main roof.
- 2) The western wing is currently unenclosed to the front which would be enclosed to form a double garage/store room by the inclusion of double barn style garage doors.
- 3) Internal alterations to convert the outbuilding to habitable accommodation.
- 4) Insert aluminium framed full length glazing panels/doors into existing apertures at the front of the outbuilding.
- 5) Retain 2 stable doors in the front elevation to be used as shutters to a full length glazed panel and a full length glazed door.
- 6) Timber weatherboarding to parts the western elevation and part of the western end of the front south facing elevation.
- 7) Retain and make small additions to the existing rear elevation wall of the outbuilding which forms part of the flint and lime enclosure wall of the garden of the main dwelling

Hobbs Farmhouse.

8) No specific external amenity space is proposed.

The site comprises of what is essentially a large detached single storey garage/store building but which shares its rear wall with the rear boundary wall of the Grade II listed Hobbs Farm House. The majority of the building has a pitched roof but there are lean to roofs at either end. The building appears to have a solid construction being formed from a mixture of brickwork, flint and block work. It has a slate roof over a timber roof structure. with the two wings having corrugated iron roofs.

There is a very slight slope from North to South but the site of the building is considered to be predominantly flat. There are no trees affected by the proposal. An access track wraps around the eastern and northern sides of the building.

There is a small semi-enclosed area of hardstanding at the western end but otherwise no open space associated with the building. Boundary treatments are as follows:

- * 2m high hedge beyond the access track and then a separate parking area to the North;
- * 1.9m high brick wall to Dove Cottage;
- * 2m high flint wall to Hobbs Farm House; and
- * 1m post & rail fence to the other side of the access track to the east.

RELEVANT SITE HISTORY

Y/49/77	Construction Of New Access To Replace Existing	ApproveConditionally 07-02-78
Y/75/18/L	Listed building consent for conversion of existing outbuilding to ancillary accommodation to main dwelling.	
PAA/69/16/	Conversion of existing garage/external store to a single, 2 bedroom dwelling.	Refuse Pre App 09-06-16
Y/4/11/	Create new access to replace existing access away from dangerous double bend.	ApproveConditionally 21-04-11
Y/6/89/L	Application for Listed Building Consent for conversion of	Refused

existing redundant farm buildings into 1 No. 3 bed, 4 No. 07-06-89
 2 bed and 5 No. 1 bed cottages with 10 No. garages and
 10 No. car parking spaces

Appeal: Dismissed
29-03-90

Y/4/89/L Application for Listed Building Consent for conversion of existing redundant farm buildings into 1 No. 4 bed, 1 No. 05-07-89
 3 bed. 4 No. 1 bed cottages. ApproveConditionally

Y/5/89 Conversion of existing redundant farm buildings into 1 No. 3 bed, 4 No. 2 bed and 5 No. 1 bed cottages with 10 No. garages and 10 No. car parking spaces 07-06-89

Appeal: Dismissed
29-03-90

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council

No objection.

1 letter of support from a neighbouring property.

CONSULTATIONS

Engineers (Drainage)

Engineering Services Manager

Engineers (structural)

Southern Water Planning

Ecology Advisor

CONSULTATION RESPONSES RECEIVED:

Southern Water - No objection subject to informatives.

ADC - No objection subject to condition ENGD2B and informatives.

ADC Structural Engineers - No comments . Structure elements to be dealt with under building control regulations.

Ecology Advisor - No objection subject to the implementation of mitigation measures within the Bat Survey 2018.

POLICY CONTEXT

Designation applicable to site:
 ADOPTED LOC PLN

CLASS B ROAD
 OUTS BUILT AREA
 SPEC CONT ADVTS
 LB GRADE II
 PD RESTRICTION
 NO PUBLIC SEWER

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment
ENVDM5	ENV DM5 Development and biodiversity
WDM3	W DM3 Sustainable Urban Drainage Systems
WSP1	W SP1 Water
HERDM1	HER DM1 Listed Buildings
TSP1	T SP1 Transport and Development

[Yapton neighbourhood plan 2014 Policy BB1](#)

Built-up Area Boundary

Yapton neighbourhood plan 2014 Policy E9

Listed Buildings and Buildings or Structures of Character

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD3	Parking Standards
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CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031) and BB1 of the Yapton Neighbourhood Plan. The proposal is for extensions and alterations to an existing building and use of that building ancillary an existing dwellinghouse. The proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (as this development is in accordance with D DM4). In this case, the key policy considerations are deemed to be D DM1, D DM4, HER DM1 and ENV DM5 of the Arun Local Plan (2011-2031)

Furthermore, paragraph 118 (d) of the NPPF states that "Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing".

The proposed development is considered acceptable n principle

CHARACTER AND DESIGN.

Policy D DM1 of the Arun Local Plan 2011-2031 (ALP) requires that the Council have regard to certain aspects including:

- (1) Character - "Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.";
- (2) Appearance/attractiveness - "Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area";
- (13) Density - "The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity"; and
- (14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Furthermore, policy D SP1 "Design" states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

The key points regarding the proposed annexe conversion are;

The materials of construction are commensurate with the rural character of the outbuilding and its status as a Listed Building within the curtilage of Hobbs Farmhouse;

As a whole, traditional rural style materials are to be used such as timber weatherboarding and the retention of key existing materials such as the barn doors on the northern elevations main slate roof, corrugated iron 'wing' roofs and the 2 metre high flint and lime garden wall to Hobbs Farmhouse.

There is an introduction of some modern materials to the outward facing elevations allowing the reUse of the building for residential purposes such as full length glazed panels with aluminium frames in place of open apertures in the outbuilding/barn however subject to conditions requiring these more modern features are to be recessed into the barn apertures reducing their impact.

The current building is delapidated and the addition of sympathetic materials and retention/renovation of key structures and materials would ensure that the proposal preserves and improves the character of the building in the surrounding area.

Having regard to the overall design of the proposed altered outbuilding annexe, it is considered that the proposed residential annexe would not have a detrimental impact on the building and wider area. The proposal is therefore considered to comply with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY:

Arun Local Plan 2011-2031 policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

Furthermore, policy QE SP1 states that: "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 natural environment or upon leisure and recreational activities

enjoyed by residents and visitors to the District."

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 .

A neighbouring dwelling 'Dovecotes' to the west would have bedrooms at first floor level facing the western gable end elevation of the altered building at a distance of 10 metres which is considered acceptable and no windows are proposed in that gable end.

The front elevation would face open countryside. Hobbs Farmhouse has primary rear elevation at a distance of 16 metres and no apertures for windows or doors exist in the wall as a result of the proposal. The permitted use of the altered building ancillary to the main dwellinghouse would typically be by family members such that the effect on residential amenity is considered acceptable.

The proposal would not have any significant impacts on any other neighbouring residential properties in terms of privacy, overbearing impact or loss of light.

The proposal is considered to be acceptable and to comply with policy D DM1, D DM4 and D SP1 of the Arun Local Plan

INTERNAL AND EXTERNAL SPACE STANDARDS:

The proposed outbuilding is to be used as an annexe ancillary to the main dwelling. It is necessary to ensure that it still provides a good standard of accommodation. ALP policy D DM2 states that:

"The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance."

The proposed residential unit offers a good level of facilities and its floor area at approx. 87m² plus storage room reflects this. This would comply with the standards for a 1/2bed unit (50/61 sq.m) and therefore is acceptable.

Arun Local Plan policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until such time as this Design Guide is published, there is no policy within the Arun Local Plan regarding private gardens sizes. However, regard should be had to paragraph 127 of the NPPF which requires that new development has a high standard of amenity for existing and future users. The proposal complies with this as the annexe shares amenity space with the main dwelling Hobbs Farmhouse to which it is ancillary which is considered acceptable.

It is therefore considered that the proposal complies with Arun Local Plan policies D DM1 & D DM2 , and the guidance on amenity within the NPPF.

HIGHWAYS & PARKING:

Arun Local Plan policy T SP1 to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states that:

"The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking"

Regard should also be had to paragraph 109 of the NPPF which states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

The proposal would utilise the existing dwellinghouses existing access to the highway.

The West Sussex County Council Car Parking Demand Calculator advises that in this location the likely parking demand for the new 1/2 bed annexe flat would be 2 spaces. A minimum of 2 spaces are indicated to the west of the annexe serving the development. Ample parking (in excess of 6 spaces) serving the main dwellinghouse exists.

It is therefore considered that the proposal complies with Arun Local Plan policy T SP1.

LISTED BUILDINGS

Policy HER DM1 seeks to reserve and enhance the historic protect and where possible enhance the setting of a listed building

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
 - b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
 - c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
 - d. Protect the special interest of buildings of architectural or historic interest; and
 - e. Protect, and where possible enhance the setting of the building
- furthermore the policy adds that 'The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.'

The Councils Conservation Officer considers that the proposal is an appropriate alternative use for the outbuilding which will enhance the long term conservation of the building and that the materials proposed including the corrugated iron roof and glazed wall panels with aluminium framed windows and doors preserve and enhance the historical integrity of the outbuilding subject to a number of conditions seeking clarification of the detail of building materials and design to be used.

Policy E9 of the Yapton Neighbourhood Plan seeks to prevent the demolition of listed buildings in the Parish which this proposal does not include.

The proposal is therefore considered to comply with policy HER DM 1 of the Arun Local Plan and policy E9 of the Yapton Neighbourhood Plan.

BIODIVERSITY

Policy ENV DM5 Development and Biodiversity seeks to achieve a net gain in biodiversity and protect existing habitats on site and should include bird and bat boxes to minimise adverse impacts on existing habitats. Where there is evidence of a protected species a detailed survey and measures to avoid loss of species shall be incorporated into the development scheme.

A phase 1 habitat survey has been provided with the scheme which involves the conversion of an outbuilding of significant age. Evidence of the presence of pipistrelle bats roosting in the roof has been found and a series of mitigation measures has been proposed which would be implemented by condition in event of the application being approved.

Subject to the conditions imposed the proposal is considered to comply with policy ENV DM5 of the Arun Local Plan

SUMMARY:

The proposed change of use and alterations to the elevations of the outbuilding are considered to comply with policies within the ALP and Yapton Neighbourhood Plan and its status as a Listed Building and therefore approval of this application is recommended subject to the following conditions;

HUMAN RIGHTS ACT

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;

Dwg.no. 001 - Existing & Proposed Floor Plans dated 10/09/18

Dwg.no. 002 - Existing & Proposed Front Elevations dated 10/09/18

Dwg.no. 003 - Existing & Proposed Rear (South West) Elevations dated 10/09/18

Dwg.no. 004 - Existing & Proposed Side (South East) Elevations dated 10/09/18

Dwg.no. 005 - Existing & Proposed Side (North West) Elevations dated 10/09/18

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 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.

- 4 The mitigation measures with regard to biodiversity Mitigation Measures included in the section 8 of the Bat Survey Report (2018) 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

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 Prior to occupation of the residential annexe, full details of the proposed surface water drainage scheme shall be 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 Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall 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 DM3 of the Arun District Council Local Plan.

- 6 INFORMATIVE: Supplementary Requirements for Surface Water Drainage Proposals - 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 are available on our website <https://www.arun.gov.uk/surfacewater> and are also available on request.

- 7 Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.
The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 033003 0119) or www.southernwater.co.uk.

- 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.