

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: Y/75/18/L

LOCATION: Hobbs Farm House
Bilsham Road
Yapton
BN18 0JY

PROPOSAL: Listed building consent for 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.

SITE AREA

180 sq.m.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

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.

SITE CHARACTERISTICS

The site comprises of what is essentially a large detached single storey agricultural building used for purposes incidental to the main dwellinghouse, Hobbs Farmhouse. While it is located outside of the garden wall with a front elevation overlooking the farm within the countryside, it shares its rear wall with the rear boundary wall of the Grade II listed Hobbs Farm House. The central and largest section of the building has a slate pitched roof but there are lean to corrugated iron roofs at either end (the 'wings'). The building appears to have a solid construction being formed from a mixture of brickwork, flint and block work. 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. The access track currently exists and wraps around the eastern and northern sides of the garden wall of the main dwelling Hobbs Farmhouse.

There is a small semi-enclosed area of hardstanding at the western end and a further gravel parking area to the north next to the access road but otherwise no garden space is associated with the building.

CHARACTER OF LOCALITY

An enclave of rural farm buildings based around Hobbs Farmhouse including a variety of converted outbuildings and associated development. The enclave of development is surrounded by rural countryside in agricultural use.

RELEVANT SITE HISTORY

Y/74/18/HH

Conversion of existing outbuilding to ancillary accommodation to main dwelling.

PAA/69/16 - The Council's Historic Buildings Advisor (HBA) was consulted on the scheme and advised that subject to detail the scheme could be acceptable. The applicant's took on the advice of the HBA to use original features and retain the character of the building as an agricultural building, simplify the internal arrangements, include large scale glazing, retain the slate roof, simplify the corrugated iron wing roofs and remove the roof lights from the originally proposed scheme.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council

No objection.

1 letter of support.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.

The proposal is considered to be acceptable as it allows for the structure to be put into a sustainable use. Further, the application is such that it allows for the character of the barn to remain, while being put to the alternative use.

The use of aluminium windows are considered acceptable as they can actually be more discrete than solid wooden ones, subject to the details of the windows/doors - the frames should be minimal and discrete. This approach is supported by the relevant Historic England Guidance.

I note that the proposal is to maintain two existing timber doors as an attempt to reduce the impact of the glazing.

Such an approach maintains the traditional appearance of the structure, and can be supported.

However, the glazing in all of the existing openings (doors and cart) should also be set deep in the reveal of existing openings. This creates shadow lines and minimises reflections and impact upon the character of the building.

Overall, the application can be said to be in compliance with the relevant policies in the adopted Arun Local Plan (2011-31).

Materials have been identified in both the application form, and the floor plan of the barn. However, the level of detail is not very clear. As a consequence, if minded to approve the application, you should request the following:

- Details of windows/doors
- Confirmation of the details of the roofing materials - the application refers to 'new corrugated metal sheeting to side components', but nothing else
- Details of how the timber weather boarding will be treated.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Yapton neighbourhood plan 2014 Policy E9](#)

Listed Buildings and Buildings or Structures of Character

Yapton neighbourhood plan 2014 Policy BB1

Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans 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.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Policy E9 - Listed Buildings of the Yapton Neighbourhood Plan is relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Policy HER DM1 states that proposals affecting statutory Listed Buildings will be required to;

- 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 applicant and agent have amended the original scheme in accordance with advice taken from Council Conservation Officer at pre-application stage and as submitted the proposal has retained the character of the building as an agricultural building rather than completely changing its character to that of a residential building.

The Councils Conservation Officer considers that the proposed scheme is an appropriate alternative use for the outbuilding which would 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 would preserve and enhance the historical integrity of the outbuilding subject to a number of conditions relating to the detail of building materials and design to be used.

The scheme is a result of careful analysis via the design and access statement. The form of the building is largely unchanged and in particular its visual impact on the setting of Hobbs Farmhouse is acceptable as it would retain the boundary garden wall to Hobbs Farmhouse. It would also retain the buildings original character and materials as an agricultural shed such that the proposal can be described as preserving the historic character, qualities and special interest of the building and group of buildings within Hobbs Farmhouse. The proposal would balance amendments to its appearance with policy objectives to preserve and re-use the building on the long term.

Policy E9 of the Yapton Neighborhood 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 and is recommended for approval 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 works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 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 HER DM1 and HER SP1 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 and samples of such 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 building. For the avoidance of doubt this should include details of how the timber weather boarding is to be treated.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan and the NPPF.

- 4 Prior to construction of alterations to the south western elevation wall forming the garden wall of Hobbs Farmhouse details of the materials and construction shall be submitted to and approved by the Local Planning Authority and the south western wall shall accord with the approved details.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 5 Prior to the installation of the windows and doors details of the materials and construction including the location/depth within the reveal shall be submitted to and approved by the Local Planning Authority and the windows and doors shall accord with the approved details.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.