

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

REF NO: Y/83/18/HH

LOCATION: 1 Church Farm Cottages
Church Road
Yapton
BN18 0EP

PROPOSAL: Change of use of barn to ancillary accommodation. This application affects the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application proposes to change the use of an existing barn to ancillary accommodation for 1 Church Farm Cottages.

RELEVANT SITE HISTORY

Y/80/18/PL Change of use from cowshed to separate residential unit
- This is a departure from the development plan - This application may affect the setting of a Listed Building

Y/81/18/HH Loft conversion involving addition of dormer. This application affects the setting of a Listed Building.

Y/15/00/ Proposed two storey extension to rear. ApproveConditionally
12-05-00

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Yapton Parish Council
Yapton Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)

Engineers (structural)
 Building Control
 Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Southern Water - Requires a formal application for any new connection to the foul sewer to be made. Request an informative is included.

Engineers (Drainage)- The application is for a change of use and seems to propose no change to roof areas or impermeable surfaces. Therefore we have no conditions to request.

ADC Engineer (Structural) - I have reviewed the information and request a planning condition is applied to the application.

Building Control - The proposal is considered as a change of use (Building Reg 5) and reference to Building Reg 6 is advised at Planning stage. Compliance with Part A (structure) would be required and so a structural appraisal will be necessary.

Comments noted. A structural appraisal was received with the building considered suitable for conversion. Construction will be in accordance with this.

POLICY CONTEXT

Designation applicable to site:
 Outside built up area boundary.
 Archaeological Notification Areas
 Area of Special Control (Adverts)
 Lidsey Treatment Catchment

DEVELOPMENT PLAN POLICES

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

[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

CONCLUSIONS

PRINCIPLE

The proposed development is situated outside the built up area boundary as defined by SDSP2 of the Arun Local Plan. The proposal is for a change of use to an existing building within the plot of an existing dwellinghouse. However, the proposal is in accordance with CSP1 if it refers to a specific use or type of development that is covered by another policy. In this case the key policy considerations are deemed to be HDM4, DDM1 and DDM4 of the Arun Local Plan.

Yapton has a made Neighbourhood Plan with policy BB1 and E9 of relevance to the application. The proposal complies with these policies.

The barns most current use was as stables. A structural survey has been submitted with the application which confirms the building is deemed capable of conversion without significant rebuilding or alterations and therefore accords with HDM4 of the Arun Local Plan.

The site is occupied by a variety of buildings comprising a main residence namely 1 Church Farm Cottages, a separate unit forming a part residential unit and cowshed which forms part of another application and a barn which is the subject of this application.

DESIGN AND VISUAL AMENITY

The barn will be converted to provide ancillary accommodation to the host dwelling of 1 Church Farm Cottages. Due to the barns siting it is not readily visible from both the main street scene or private access road and is sited close to the main dwellinghouse.

Much of the original building will be retained and therefore the materials will not significantly alter and the building will largely retain its rural appearance in keeping with the surrounding area and countryside. The external changes are relatively minor and as such considered subservient to the host building.

The change of use is not considered it impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The footprint and height of the existing building will not alter and therefore it is not considered the change of use will give rise to any overshadowing or overbearing impacts upon neighbouring amenity.

The building situated to the north is currently a cowshed and part residential accommodation with small windows to the front. The proposed ancillary building will have 2 windows to the northern elevation which will face the converted unit however with the windows at ground floor level and around 10m separation it is not considered any views will be significant in which a refusal is justified. 6 velux windows will also be installed to the ancillary unit however due to their height above finished floor level again it is not considered to lead to any adverse views upon neighbouring amenity.

Due to the size of the building a condition will be applied to ensure the use remains as ancillary to the host dwelling and does not become a separate residential unit.

The proposed change of use of barn to ancillary accommodation is not deemed to give rise to any adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and as such accords with DDM1 and DDM4 of the Arun Local Plan.

IMPACT ON LISTED BUILDING

A Grade II listed building is situated to the rear side of the proposed ancillary unit. The appearance of the building would largely be retained as existing and as a result is considered to preserve the historic character of the building. The proposal is not considered to adversely affect the setting of the adjacent listed building and retain the rural appearance and character of the area and accord with HERDM1 of the

Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to following conditions and informatives.

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
 - Location and Block Plan - 171164/ 05 B
 - Plans and Elevations as Proposed - 181359 - 04
 - Structural Appraisal - REF 2391

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 1 Church Farm Cottages as a dwelling and shall not be used as

a separate unit of accommodation.

Reason: To accord with policies DDM1 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 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 our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 5 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.