SUPPORTNG STATEMENT

PRIOR APPROVAL APPLICATION IN RESPECT OF

SOUTH BARN, DROVE LANE, YAPTON, WEST SUSSEX, BN18 0EB.

PROPOSED DEVELOPMENT:

Proposed change of use from agricultural to a dwellinghouse (Use Class C3)

SITE & PROPOSAL:

South Barn is situated in open land, a short distance from Drove Lane Farm, and is accessed via a short trackway leading to the site from Drove Lane. The agricultural building to be converted comprises a weather boarded timber frame structure under a hipped corrugated iron roof. An area of ground immediately to the front of the building is enclosed within brick and flint walls approximately 1.5 metres in height, with vehicular access to the site from an opening in the south east corner. Visually the building appears neglected, however the timber frame is sound and the building continues to be used for agricultural storage. As such it is considered suitable for change of use..

ASSESSMENT AGAINST PERMITTED DEVELOPMENT CRITERIA:

The Town & Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014, which came into force on 6th April 2014. These changes of use include the current proposal:

CLASS MB- Permitted Development- Development Consisting of:

(a) A change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and
(b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development not permitted
MB.1 Development is not permitted by Class MB where –

(a) the site was not used solely for an agricultural use, as part of an established agricultural unit-
  (i) on 20th March 2013: Criteria met; the building was in agricultural use on 20th March 2013 as part of an established agricultural unit,
  (ii) if the site was not in use on that date when was it last in use: Not applicable; or
  (iii) if the site was brought into use after that date, for ten years before the date the development begins: Not applicable,

(b) the cumulative floor space of the existing building or buildings changing use under Class M within an established agricultural unit exceeds 450 square metres: Criteria met; the floor space of the building to change use is 108m2,

(c) the cumulative number of separate dwellinghouses developed within an established agricultural unit exceed three: Criteria met; one dwellinghouse is proposed,

(d) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained: Not applicable,

(e) less than one year before the date the development begins;
  (i) an agricultural tenancy on the site has been terminated: Not applicable,
  (ii) the termination was for the purpose of carrying out development under Class MB, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use; Not applicable,

(f) development under Class A (a) or Class B (a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit since 20th March 2013, or within 10 years before the date development under Class MB begins, whichever is the lesser: Not applicable,

(g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point: Criteria met; no part of the external dimensions will be increased in this case,

(h) the development (together with any previous development under Class MB) would result in more than 450 square metres of floor space of building or buildings within an established agricultural unit having changed use under Class MB: Not applicable,

(i) the development under Class MB(b) would consist of building operations other than;
  (i) the installation or replacement of;
    (aa) windows, doors, roofs, or exterior walls: Criteria met,
    (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse: Criteria met, and
  (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph MB.1 (i) (i): Not applicable,

(j) the site is on article 1(5) land: Not applicable,

(k) the site forms part of;
  (i) a site of special scientific interest: Not applicable,
  (ii) a safety hazard area: Not applicable,
  (iii) a military explosives storage area: Not applicable,

(l) the site is, or contains, a scheduled monument: Not applicable,

(m) the building is a listed building: Not applicable.

CONDITIONS

MB.2 – (1) Class MB(a) development is permitted subject to the condtion that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the approval of the authority will be required as to –

(a) transport and highways impacts of the development,

TRANSPORT STATEMENT: The building is located a short distance from the village of Yapton and within easy reach of Barnham, Bognor Regis and Littlehampton. The 700 Coastliner bus passes through Yapton providing frequent direct access to Portsmouth, Chichester, Bognor Regis and Brighton. Rail services are available nearby at Littlehampton, Ford, Bognor Regis and Barnham. From Barnham, direct trains serve stations to London, Brighton, Southampton, Potrsmouth and beyond. It is anticipated that the proposed development will lead to a reduction in the number of vehicle movements at the site. In terms of size of vehicles accessing the site, it is expected that a reduction will be achieved through agricultural vehicles and machinery no longer requiring access to the site in favour of smaller, lighter vehicles.

(b) noise impacts of the development,

NOISE STATEMENT: The proposed development is located a sufficient distance from other residential accommodation that the development will not produce noise impacts or nuisance, indeed the cessation of agricultural use on the site will result in a significant reduction in noise generated from the site .

(c) contamination risks on the site,

CONTAMINATION STATEMENT: The previous use of the site has been for the storage of agricultural equipment and therefore no remediation measures are proposed or required.

(d) flooding risks on the site,

FLOOD RISK ASSESSMENT: The building is located within an area of low flood risk as may be seen from the attached Environment Agency flood map of the local area. A flood risk assessment has been prepared in respect of the site of the proposed development and is enclosed herewith. or

(e) whether the siting or location of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and the provisions of paragraph N of this Part shall apply in relation to any such application.

LOCATION & SITUATION OF THE BUILDING: The building is located close to the village of Yapton and within easy access of local services and amenities. The proposed site benefits from excellent road and public transport facilities providing easy access to regional cities as well as nearby towns and villages, and as such is considered suitable for change of use to a use falling within Class C3.

ARUN DISTRICT COUNCIL Y/84/14/PD