

PLANNING APPLICATION REPORT

REF NO:	Y/105/19/PL
LOCATION:	Stakers Farm North End Road Yapton BN18 0DU
PROPOSAL:	Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn & associated landscaping & parking - This application may affect the character and appearance of Main Road/Church Road Conservation Area.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION	Conversion of three barns into dwellings with parking and landscaping. The proposal involves the demolition of a shed, built in the 20th century with no historic merit to accommodate a shared surface driveway with soft landscaping.
SITE AREA	0.56 hectares.
BOUNDARY TREATMENT	Flint wall on the south-western boundary and low flint wall to the north-east bounding the area of Stakers Farmhouse. 3m high red brick wall to The Croft.
SITE CHARACTERISTICS	Series of barns situated that provide storage for Stakers Farmhouse, a Grade II listed Georgian building. These barns are typically constructed in a mix of timber, flint and red brick with later additions such as blockwork walls having been introduced internally as the uses has evolved over time. There is an area of hardstanding to the front (west) and a small enclosed yard to the rear.
CHARACTER OF LOCALITY	Predominantly residential with a mix of dwelling types/size. The site forms part of the Main Road and Church Road Conservation Area and is adjacent to the listed Stakers Farmhouse. A Right of Way runs through the site from North End Road providing access to Langmeads Farm to the north of the site.

<b>RELEVANT SITE HISTORY</b>
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Y/106/19/L	Listed building consent for conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn, associated landscaping & parking.
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Y/33/17/PL	2No. detached dwellings. This application affects the setting of a Listed Building & the Character & Appearance of the Yapton (Main Road) Conservation Area.	Refused 13-09-17
Y/80/10/	Erection of 2 detached dwellings and double garage and provision of 4 additional street parking spaces.	Refused 09-12-10
Y/29/10/	Erection of 6 dwellings comprising 3 x 3 bed terraced houses, 2 x 3 bed semi-detached dwellings & 1 x 4 bed detached dwelling. Erection of bin/cycle stores, construction of private drive & provision of parking for up to 12 cars. Erection of small section of replacement front boundary wall.	Refused 05-07-10

**Appeal: Withdrawn**  
**28-03-11**

Y/33/17/PL for 2. detached dwellings to the north of farmhouse was refused due to the introduction of an alien pattern of development which diminishes the significance of the listed building and conservation area.

Y/80/10 for 2 dwellings on greenfield land south-western from the Farmhouse was refused due to inadequate visibility at the access point to serve the development.

## REPRESENTATIONS

### REPRESENTATIONS RECEIVED:

Yapton Parish Council

An objection:

- Wish to ensure that a truly sympathetic approach is adopted with any development of these important agricultural buildings in terms of setting.
- Object on grounds of Highways. The parking situation frequently blocks visibility splays to and from the entrance.
- The introduction of a third dwelling causes unnecessary over intensification for a sensitive set of historic farm buildings with a insufficient provision of amenity space for Barn 3.

### COMMENTS ON REPRESENTATIONS RECEIVED:

- Amended plans have been required to ensure the historic and architectural features present in the buildings and their curtilage will be retained.
- WSCC Highways do not consider the proposal would have 'severe' impact on the operation of the highway network and state: 'We are aware that parking does occur along North End Road, especially during pick up and drop off time at the nearby school. There are no restrictions in place to deter parking however. Whilst it is not inconceivable that this development could add to on-street parking demands, given the number of parking spaces proposed the likelihood of additional on-street parking as a result of this proposal should be reduced.'

**CONSULTATIONS**

Engineers (Drainage)  
Engineering Services Manager  
Engineers (Coastal Protection)  
Building Control  
Southern Water Planning  
Conservation Officer  
WSCC Strategic Planning  
Parks and Landscapes  
Environmental Health  
Historic England  
Arboriculturist  
Ecology Advisor

**CONSULTATION RESPONSES RECEIVED:**

**CONSERVATION OFFICER:** The repurposing of flint flooring is acceptable and details of how it is to be used will be required by condition. I am concerned regarding the proposals for the walling and the timber ceiling/first floor which are important features of the space, especially in the ground floor area - they should be retained. It could be that some of the walls remain as exposed brick, whilst others are covered with appropriate plaster. Details would need to be provided. As the agent states, the existing timber first floor could be retained as a feature on the ground floor space with new insulation and floor finishes dressed on top in the first-floor area. Further details can be secured via condition. The success of the scheme depends on the quality of the materials used, and landscaping etc as well as minor design details such as the position of windows/doors in their openings. Materials and details can be conditioned.

**ENGINEERS:** No objection subject to conditions and informative.

**ENVIRONMENTAL HEALTH:** No objection subject to condition and informative.

**Ecology Comments:** With regards to bats, the applicants should be aware a Natural England Protected Species License will be required prior to works taking place. The lighting scheme will need to take into consideration the presence of bats by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. A condition should be used to ensure this. The precautionary mitigation for reptiles is acceptable. Biodiversity Net Gain, as demonstrated, should be conditioned.

**SOUTHERN WATER:** No objection subject to informative.

**WSCC - Highways Authority:** no objection, subject to condition.

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted.

**POLICY CONTEXT**

Designation applicable to site:

Lidsey Treatment Catchment  
 Built-Up Area Boundary  
 Listed Building  
 Conservation Area Main Road/Church Road  
 Class B Road

## DEVELOPMENT PLAN POLICIES

### Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
ENVDM5	ENV DM5 Development and biodiversity
HERDM3	HER DM3 Conservation Areas
SDSP1	SD SP1 Sustainable Development
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
ECCDM1	ECC DM1 Renewable Energy
ECCSP1	ECC SP1 Adapting to Climate Change
HDM1	H DM1 Housing mix
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
TSP1	T SP1 Transport and Development
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

<u>Yapton neighbourhood plan 2014 Policy BB1</u>	Built-up Area Boundary
Yapton neighbourhood plan 2014 Policy E8	Conservation Areas
Yapton neighbourhood plan 2014 Policy E9	Listed Buildings and Buildings or Structures of Character
Yapton neighbourhood plan 2014 Policy H1	Housing requirement
Yapton neighbourhood plan 2014 Policy PK1	Parking standards for new residential development

## PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

## SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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## 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 relevant policies of the Yapton Neighbourhood Development Plan have been taken into account in determining this application: BB1 (Built up Area Boundary), E8 (Conservation Areas), E9 (Listed Buildings and Buildings or Structures of Character) and PK1 (Parking Standard for New Development).

#### **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or residential amenities of the adjoining properties, nor would it have an adverse impact upon the setting of listed building or established character of the surrounding Conservation Area.

#### **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**

PRINCIPLE:

The site forms part of Stakers Farmhouse Estate within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan provided it accords with other policies of the Local Plan covering such issues as the change of use, protection of a historic environment, visual/residential amenity, highway safety and parking.

Policy BB1 of Yapton Neighbourhood Plan stresses that in a rural parish such as Yapton, it is particularly important that development is directed to appropriate locations and that sprawl is avoided.

Regard should be had to policy SD SP1 of the Arun Local Plan which states: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework."

The site is located centrally in Yapton and allows for sustainable travel in a relatively short walking distance. Outside of the site are footways which lead north and south. The area benefits from street lighting. Bus stops are to the east, one in North End Road and the second further along the B2233 which is served with a shelter. There are bus services from Yapton Village Hall further east. The nearest rail service is 1.2 miles North West of Bonhams Field in Barnham, this is reachable by bus (16 mins).

The NPPF supports the effective and efficient use of land for sites in the built up area but advises new housing should be well integrated with and should complement neighbouring buildings and the local area

in terms of scale, density, layout and access.

Para 118 (d) of the NPPF states "Planning policies and decisions should: promote and support the development of under-utilised land and buildings ...". Para 87 remarks: "When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

The Council cannot currently demonstrate an NPPF compliant 5 year supply of housing land and it is important to boost housing numbers in the district. The proposal accords with policies SD SP1 and SD SP2 of the Arun Local Plan.

#### HERITAGE ASSETS:

The barns are in the setting of a Grade II Listed Building within a Conservation Area. HER SP1 states designated heritage assets including Listed Buildings and their settings and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. HER DM1 remarks that proposal affecting statutory Listed Buildings will be required to protect and where possible enhance the setting of the building and HER DM3 stresses that development which adversely affects the setting, character, appearance of or views in to and out of a Conservation Area will be refused.

It is necessary to consider guidance in the NPPF which sets out several steps when considering impact on heritage assets. Para 189 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 190 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'. It is then necessary to counterbalance harm with the level of public benefits associated with the proposal (as set out in paras 193-196).

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that when considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in the exercise of planning functions, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The barns, subject of this proposal, are mid 19th century outbuildings of the listed Stakers farmhouse and they are considered to be curtilage listed, given their age and association with the main farmhouse. The site is located within the Yapton-Church Road and Main Road Conservation Area.

The conversion of barns of architectural and historic value which have been under-utilised, and not used for their original purpose in the recent past and some areas have consequently deteriorated in condition. The changes provide appropriate conservation work to revitalise the structure together with some alteration and refurbishment. Amended drawings show the conversion retains those historic and architectural features present in the buildings and conversion work would be undertaken without

unacceptably altering the appearance and character of the buildings. The amended proposal avoids the creation of a suburban style curtilage and subdivision of open courtyard. The proposal would not adversely affect the setting of the adjacent Listed building. It would not result in buildings of urban appearance. It does not detract from the rural appearance and character of the buildings which contribute to the rural setting. The Conservation Officer shares the opinion that the application is considered to cause less than substantial harm to the significance of the heritage assets or their setting at lower end in accordance with paragraph 196 of the NPPF (2019). Therefore the public benefits that the development may achieve should be considered which include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

The potential impact of the proposed conversion of the historic group of outbuildings would be outweighed by the benefits of bringing these unused structures back into use since without regular use and maintenance they would quickly deteriorate and fall into ruin and resulting in their loss. This appropriate new use would ensure their future and retain and would preserve and enhance the setting of the adjacent Listed Building and the character and integrity of the Conservation Area. In addition, the proposed conversion would provide three new dwellings whilst preserving the existing fabric and historic value of these historic barns.

The concerns of the Conservation Officer regarding walling/timber ceiling are addressed pursuant to a conditions.

The development satisfies requirements of NPPF, Section 66(1) and 72(1)of the Planning (Listed Building and Conservation Areas) Act 1990 and policy HER DM1 and HER DM3 of the Arun Local Plan.

## CHARACTER AND DESIGN

Policy D DM1 of the Arun Local Plan requires the Council seek to make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area.

ALP policy D SP1 "Design" requires development to make efficient use of land and reflect local character. Arun Design Guide Supplementary Planning Document (SPD), a material consideration in the determination of applications, was published under consultation until 21 February 2020. Part N.O1 deals with Building Conversion and insists that continuation of the original use of agricultural buildings should be pursued wherever possible. Where this is not possible, sensitive conversion can be a successful way of securing their future. Conversions must protect the original character and appearance of buildings through careful use of considerate materials, preservation of distinctive features and minimal internal and external alterations.

Barn 1 consists of a larger corner element with two lower single storey barns; the two storey element comprises features which are some of the most attractive within the barns. These features include flint flooring, exposed brick walls, timber ceiling and stall dividers. They should be retained and addressed pursuant to condition. Barn 2 is the main barn in the farm with a large opening addressing the courtyard and is characterised by flint/brick quoin detailing with a number of ventilation slits in each elevation; the barn has a double height space with exposed timber rafters. The main group (barn 1 and 2) forms a U shaped plan around a central courtyard and comprises a mix of single and two storey elements. All historic features, including exposed roof trusses, should be retained and treated accordingly. A stand-alone single storey barn 3 abuts the southern boundary and is principally constructed from timber.

All openings would remain. The applicant has been advised to avoid any new openings on primary elevations with one exception - an insertion of three small conservation style roof-lights in the northern roof plane of barn 2. One roof-light would be inserted to the southern roof plane of barn 2. Two roof-lights

would be inserted to the western roof plane of two storey element of barn 1. A limited number of openings are proposed on the rear elevations of barn 1 and 2. A new door opening is proposed to the rear (north west elevation) with a timber door installed. The existing structural posts and timber to the two storey barn would be retained and exposed with the windows installed behind them. A timber framed casement window will be installed in the new opening and framed by brick quoins to the single storey element (barn 1 north-western elevation). A new timber framed entrance would be introduced in the existing opening to the courtyard (north-east) elevation with an opening reinstated in the central part of the south-west elevation to accommodate timber framed windows. A car barn with 2 parking spaces (replacing barn 4) and a small outbuilding abutting the north boundary with The Croft are proposed using timber construction with traditional detailing found in existing barns. The application includes a replacement pump house for the Farmhouse pool to replace the poor quality timber shed.

The works result in subtle changes and improvements to the external appearance whilst preserving the special architectural characteristics and qualities, bearing in mind the improvement and enhancement of the site in an appropriate manner maintaining simplicity and enhancing the buildings' character and integrity. As the Conservation Officer pointed out 'the success of such a scheme will depend upon the quality of the materials used, and landscaping etc as well as minor design details such as the position of the windows and doors which should be set back in their openings.'

#### RESIDENTIAL AMENITY

Policy D DM1 requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land. Policy D DM4 requires that extensions/alterations: sympathetically do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. Regard should be had to para 127 of the NPPF which states that developments should provide a high standard of residential amenity for existing and future users. Policy QE SP1 states: "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 conversion of barns, due to more than substantial separation distance between the Farmhouse and barns and neighbouring dwellings to the north, and given the nature of the buildings with limited openings have a minimal impact to users and occupiers of nearby properties considered to result in adverse harm upon the neighbouring amenity by way of overshadowing, overbearing or overlooking and as such accords with D DM1 and QE SP1 of the Arun Local Plan.

#### COMPLIANCE WITH INTERNAL FLOOR SPACE STANDARDS

The proposal involves the conversion of three barns into three habitable dwellings: 2 x 4 Bed and 1 x 3 Bed. The dwellings relate to gross internal floor spaces of approx. 195.4m<sup>2</sup> for barn 1, 236.4m<sup>2</sup> for barn 2 and 110.6m<sup>2</sup> for barn 3 which exceed considerably the minimum gross internal floor areas requirement for a single storey dwellings as set out in the Nationally adopted space standards. (95m<sup>2</sup> for 3 bed 6 person, 108 m<sup>2</sup> for 4 bed 7 person and 117 sqm for 4 bed 8 person dwelling).

Policy D DM1 refers to the need for compliance with the Arun Design Guide. This stresses the design of homes should provide clear delineation of public and private spaces; incorporating a 'public front' and private 'back' to the rear of the site, providing private gardens. There is a sufficient provision of private rear gardens for barn 1 and 2. Barn 3 is provided with an insufficient amenity space. Given the proposals are for a conversion, there is a recreation ground to the east from the site in a walking distance and the historic nature of the site this would be acceptable. The proposal complies with policies D DM1 & D DM2 of the Arun Local Plan, the Arun Design Guide and NPPF guidance.



**HIGHWAYS & PARKING:**

Arun Local Plan policy T SP1 seeks to ensure 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. Policy T DM1 requires that development be located within easy access of established non-car transport modes/routes and also seek to contribute to the improvement of such routes & facilities.

Para 108 of the NPPF states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Regard should be had to para 109 which states: "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."

Parking Standards Supplementary Planning Document, (Jan 2020) requires that all new houses with a driveway and garage will be required to provide active EV charging points (in accordance with current ADC Vehicle Infrastructure Study (2017)). All other development will need to provide EV charging points in 20% of parking spaces from the date of adoption of this SPD. This approach reflects that taken by the WSCC GPND and responds to the Government's declaration of a 'Climate Emergency' and future regulations on decarbonising the transport sector.

16 parking spaces are provided (11 for the dwellings, 1 visitor space and 4 additional spaces for the existing farmhouse). Two spaces will be allocated for electric vehicle charging with the rest having the infrastructure installed for charging points to be provided at a later date. Cycle parking is provided in secure stores and a dedicated store for Barn 3. Each barn has its own external bin store located conveniently to the main access for ease on collection days.

The provision of charging points is not in accordance with the Parking Standard requirement (20% of total spaces to be an active point) therefore a condition is recommended. The provision of parking spaces is acceptable.

The proposal accords with policy T SP1 of the Arun Local Plan, Arun Parking Standards (SPD) and NPPF guidance.

**SUMMARY:**

There is no in principle objection to residential use development on this site in the built up area and the proposal complies with development control criteria concerning protection of historic environment, highway safety, change of use, internal space standards, character and residential amenity. It is considered the application is acceptable in all regards and should be approved subject to conditions.

**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 6797-LOC01 'Location Plan  
Dwg No 6797-BLOC01 'Block Plan'  
Dwg No 6797-PL-001 Rev D 'Proposed Site Plan'  
Dwg No 6797-PL-002 Rev H 'Proposed Ground Floor Site Plan'  
Dwg No 6797-PL-010 Rev F 'Proposed Plans Barn 1'  
Dwg No 6797-PL-011 Rev H 'Proposed Plans Barn 2'  
Dwg No 6797-PL-012 Rev E 'Proposed Plans Barn 3'  
Dwg No 6797-PL-020 Rev F 'Existing & Proposed Elevations Barn 1'  
Dwg No 6797-PL-021 Rev E 'Existing & Proposed Elevations Barn 2'  
Dwg No 6797-PL-022 Rev F 'Existing & Proposed Elevations Barn 3'  
Dwg No 6797-PL-023 Rev F 'Proposed Car Barn and Outbuilding'  
Dwg No 6797-PL-024 Rev F 'Proposed Street Scenes'  
VISUAL STRUCTURAL REPORT dated 26/07/2019, Document Reference: 19-211

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 No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details. Drawings (to an appropriate scale) and/or statements should be submitted which describe:

- How and where the flint flooring and stall dividers within the two-storey element of Barn 1 are to be retained and re-used within the site
- how the exposed brick walls, timber ceiling and timber first floor within the two-storey element of Barn 1 are to be retained and incorporated into the new space

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HER DM1 and HER SP1. This is required to be a pre-commencement condition for an assurance that these attractive features will be treated accordingly and will be retained.

- 4 No development shall take place unless and until a) details of the repurposing of the flint flooring; how it is to be used within the site, b) details of material used, c) details of any external colours/surface treatments, d) details of the brick bond, e) details of the proposed joinery and f) details of the position of the windows and doors in their openings (as indicated on the plans) have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HER DM1 and HER SP1. This is required to be a pre-commencement condition for an assurance that the architectural value of these historic barns will be retained.

- 5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been 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 winter 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 SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 6 No construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan

- 7 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car parking space for the use in accordance with policy T DM2 of Arun Local Plan

- 8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan. This facility shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and policy T DM1 of Arun Local Plan.

- 9 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.
- Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.
- 10 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development above damp proof course (DPC) level begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.
- Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan.
- 11 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.
- Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun Local Plan.
- 12 Development shall proceed in accordance with the Ecological Impact Assessment (Oct 2019), submitted with this application. A Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place. As a precautionary approach conversion works to the buildings should be undertaken by hand with careful stripping of the internal and external roof space in the presence of a suitably qualified ecologist. If a bat is found all works must stop and Natural England consulted. Temporary roosting opportunities must be made available by installing bat boxes within the trees onsite prior to any construction works. As a precautionary approach the roofing felt should be used and breathable roof membrane or fibrous materials should be avoided.
- Reason: To safeguard the ecology of the area, and in the interests of bats/birds to ensure that a habitat remains for them during and after development in accordance with policy ENV SP1 of Arun Local Plan.
- 13 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the

National Planning Policy Framework.

- 14 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 15 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc ) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.
- 16 INFORMATIVE: The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.
- 17 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. 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 regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.
- 18 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](http://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>.

## BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

**Y/105/19/PL - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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