

Planning Statement

Certificate Of Existing Use of Part Stable building as Residential accommodation on Land known as The Stud Bungalow, Wineham Lane, Henfield.

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SECTION 1:

1.0 Introduction.

This document has been prepared for the purpose of explaining the planning and design principles that have been adopted in relation to the proposed development and the reasons why the scheme is considered to be suitable in this location.

1.1 Description of the development

The application is for the certificate of lawful use of part of an existing stable barn as residential accommodation.

1.2 Location of the site

The application site is located in Henfield West of Hickstead off of Wineham Lane.



SECTION 2:

2.0 The process

2.1 Assessment of the site

The site is located off a single-track highway, known as Gratten Lane and forms part of an existing and well-established equestrian Business. The application site itself comprises a dwelling and two bed staff accommodation along one side of an existing stable building, these are currently occupied by the owner / operator equestrian business together with two stable staff members.

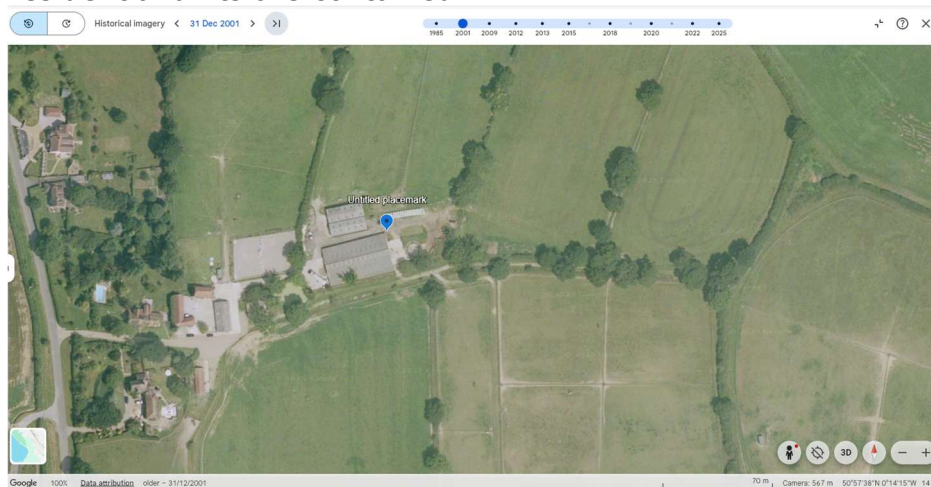
The barn is of typical design for a structure of this nature, finished in pressed metal sheeting and rendered masonry and is currently located adjacent to further large barns that are present on the site.

The dwelling and staff accommodation covers an area of approximately 159sqm and comprises an open plan kitchen and living area, a bathroom and bedrooms, one of which is en-suite. The front elevation of the building faces north and provides good surveillance of a large portion of the land owned by the applicants.

There are no discernable residential external features such as gardens etc.

Parking for both of the units is within the wider larger parking area to the end of the barn. The wider holding is made up of a number of larger barns and stables, Horse walker and arenas together with other structures associated with the use of the holding as an equestrian training yard. All of the buildings on site are single storey and have been part of the surrounding landscape for many years.

The Google maps image from 2001 clearly shows the building within which the residential units are contained.



The topography of the land is such that the site and surrounding buildings are completely screened from passing traffic using the main road to the west.

2.2 Planning History

There is no pertinent planning history to this application site.

2.3 The Proposal

This application is to demonstrate that the existing residential dwelling on the site has been continuously occupied for a period in excess of 10 years. In approving the Certificate of Lawfulness, the Council need to be satisfied that the use of part of the barn as a residential dwelling had become lawful by the effluxion of time.

SECTION 3:

3.0 Evaluation and design objectives

3.1 Constraints and Opportunities

In order to assess the proposal, the following has been taken into consideration:

Constraints:

- Minimising the impact of the development on the setting of the existing site;
- Sensitively integrating the proposed development into the context of the existing site to ensure that it does not appear out of place;
- Safeguarding the amenity of the use of the site;
- Designing the development so as to ensure that it is of a size, scale, height and design in keeping with the character and appearance of the existing site;
- Maintaining the safe movement of vehicles in and out of the site with suitable on-site parking and turning facilities and suitable visibility splays when leaving the site.

The Opportunities:

- To increase the functionality of the site for the occupiers;
- Maintaining on-site parking to facilitate traffic movements to and from the site; and
- Creation of a well-designed, yet sympathetic dwelling that will merge into the site without appearing incongruous.

3.2 Design Objectives

In line with both national government guidance and local plan policies, a considerable level of importance has been afforded to achieving a high standard of design for the proposed development. The appliance of the design objectives ensured that a high-quality layout is achieved, whilst identification of constraints and opportunities and ensures that the proposal is sensitively incorporated into the surrounding landscape, as well as the character of the wider area.

The design principles that are relevant to this development are:

- Be in keeping with the character and appearance of the existing buildings on site and those within the vicinity;
- Design to create a safe and secure development;
- To create a development that is of a scale that is characteristic of the surrounding area;
- To maintain a safe access and egress as an integral part of the site which will preserve highway safety;

SECTION 4:

4.0 Design Proposals

4.1 Scale

The applicants acknowledge that the scale and massing of the dwelling(s) are contained within an existing stable barn.

4.2 Design/Appearance

The 'barn' is finished in a 'typical' fashion and blends well within its current setting. This maintains visual continuity when seen from distant views and ensures that the dwelling does not appear out of place. The single storey height of the dwelling ensures that it remains subservient to those that are already located on site.

4.3 Layout

The submitted site plan indicates that the application keeps all development within the confines of the existing building.

The extensive remaining land associated with the holding also ensures that the plot does not appear cramped or overdeveloped.

4.4 Access

As mentioned above, the main access to the site will remain unaltered and will continue to be provided by the existing highway.

Given the history of the site, it is also noted that the development will not give rise to the need to create any additional traffic beyond that which could already be generated.

4.5 Landscaping

The dwelling is positioned amongst a number of existing equestrian buildings. The building will be viewed from nearby vantage points against the backdrop of these other existing buildings and therefore no detrimental landscape impact will be caused.

The site is surrounded by mature, well-established boundary planting at the extremities of the holding, however there is very little in terms of landscaping in close proximity to the existing buildings.

4.6 Ecology

The site comprises an area of the holding that is already covered by the barn. This surfaced area is regularly used and represents limited habitat potential, suggesting that the likely impact on biodiversity will most probably be neutral.

4.7 Flood Risk

The application site is located within an area considered to be very low and is not considered to be at risk of flooding.

SECTION 5:

5.0 Relevant Planning Policies

Section 191 of the Town and Country Planning Act (1990) indicates that the burden of proof lies with the applicant. The relevant test is 'the balance of probability' and Local Planning Authorities are advised that if they have no evidence of their own to contradict or undermine the applicant's version of events there is no good reason to refuse the application provided that the applicants' version is precise and unambiguous to justify the grant of a certificate. This section also indicates that 'if on an application under this section, the LPA are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time the application, they should issue a certificate to that effect; and in any other case they shall refuse the application.

Comment:

The scale, design and layout of the site will not alter as part of the application, the application is also being supported by the following documents co-berating that the site on balance has been used in its current for the ten-year period. The proposed scheme will maintain the appearance of the holding and preserving the function of the site within the street scene.

1. Proof of Residency 01/03/05 to 01/07/08
2. Proof of Residency 01/07/08 to 01/04/13
3. Proof of Residency 01/04/13 to 01/10/18
4. Proof of Residency 01/10/18 to 18/10/23
5. Letter from the Building contractor who constructed the dwellings originally within the barn.
6. Email from Mr Jon Lavis (Local Authority) dated 11/12/2018

SECTION 6:

6.0 Sustainability

As mentioned above, a dwelling already exists on site, generating similar demands in relation to traffic movements and access to local services. Therefore, current levels of sustainability will be maintained, without the need for increased vehicle movements.

SECTION 7:

7.0 Summary and Conclusions

It is considered that the development will fully accord with the relevant policies of the Local Plan as well as the National Planning Policy Framework. As identified the proposal will have no significant adverse effects on the character and appearance of the existing site, the surrounding area or the privacy and amenity of neighbouring residents.

The site will continue to be provided with safe access and the proposal will also include suitable parking provision, in accordance with the Council's adopted standards. As such, the proposal will not adversely impact upon highway safety.

Taking the above into account, it is considered that the proposal complies with the relevant planning policies and officers are respectfully invited to approve the application.