

DESIGN & ACCESS STATEMENT

PART RETROSPECTIVE PLANNING APPLICATION TO

RETAIN CONVERSION OF REDUNDANT STABLES

TO PROVIDE RECREATIONAL FACILITY

AT

SPATHAM FARM COTTAGE, SPATHAM LANE, WESTMESTON. BN6 8XH

PREAMBLE

This statement has been prepared in line with DCLG Circular 01/2006.

Spatham Farm Cottage is a Grade II Listed Building, it is not however, in a Conservation Area but is in the South Downs National Park.

The property sits on the East side of Spatham Lane and enjoys some 200m² of residential accommodation over two floors plus outbuildings including a triple garage, storage buildings and a home gymnasium.

Permission was granted in 2019 - application reference SDNP/19/03402/HOUS - to convert part of the existing redundant stable block into a home gymnasium. It was stated at that time that 'the grazing land associated with the property no longer supports the existing number of stables'.

This holds true with the decision of application reference SDNP/23/01168/CND earlier this year that granted a 'Variation of Condition I (Sole Occupation) related to Planning Approval LW/07/1182 to change the use of accommodation from "grooms accommodation" to ancillary residential accommodation.

This application seeks consent to retain the conversion of the remaining portion of the redundant stable block, that was converted to provide a 'golf simulation room'.

No alteration to the outwardly facing sides of the building has taken place. The only changes to have been made are the removal of the stable doors, on the inner face of the building.

The stable building is some 40 metres from the house and the changes have no material impact upon the setting of the listed house, or on the wider character or appearance of the area.

Therefore, we believe that the conversion meets the criteria of Adopted Local Plan policy SD13, in that there is no harm to the significance of the Listed Building or its setting.

Policy SD31 requires outbuildings to demonstrate a functional and physical dependency on the host dwelling, and to be required for purposes incidental to the use of the host dwelling. This is the case here and the latter point can be reinforced by condition.

USE

The alterations provide a recreational facility, and as such do not involve a material change of use - both uses are associated with the dwelling and so ancillary. The proposal would fall under Class E permitted development but for the dwelling being a listed building.

AMOUNT

There has been no increase to the footprint, bulk or volume of the existing building.

SCALE

There has been no increase to the footprint, bulk or volume of the existing building.

LAYOUT

The layout is indicated on the submitted drawings.

APPEARANCE

The external appearance of the building remains as it was prior to the conversion.

LANDSCAPING

No additional landscaping work has been carried out.

ACCESS

No change in access arrangements to the existing building have been put in place.

No change either to the present off-road parking arrangements.