

Report to **Planning Committee South**
Date **18 August 2020**
By **Head of Development**
Local Authority **Horsham District Council**
Application Number **SDNP/20/01428/FUL**
Applicant **Mr Matthew Shepard**
Application **Demolition of existing outbuilding and erection of an outbuilding for holiday accommodation, conversion of existing garage to shop, moving of timber gazebo and erection of signage for shop. (Full Application)**

Address **Frankland Arms
London Road
Washington
RH20 4AL**

Recommendation: That the application be **Approved** subject to the conditions set out in paragraph 10 of this report.

Reason for Inclusion on Agenda: More than 8 persons in different households have made written representation raising material planning considerations that are inconsistent with the recommendation of the Head of Development.

IMPORTANT NOTE: This application is liable for **Community Infrastructure Levy**.

I Site Description

The Frankland Arms Public House is located within the village of Washington and is wholly within the South Downs National Park. The building is Grade 2 Listed and is located within the Washington Conservation Area. The listing description describes the building as:

Early C19. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway up eight steps with rectangular fanlight. Ground floor wing 1 window at each end of the building.

The Public House sits to the north-eastern periphery of the historic core of Washington village and to the east of more modern housing developments comprising Chanctonbury Close and The Holt. There are several footpaths on the eastern side of London Road, opposite the Frankland Arms which provide direct access to the South Downs Way, located approximately 0.8 kilometres to the south of the application site.

The Public House comprises a two storey brick building with single storey elements to the northern and southern ends. An attached former stable building lies directly to the northern side of the building and has predominantly been used as a garage and storage in connection with the Public House for many years. It is also understood from an Officer site meeting that a small part of the former stable building was previously used as a post office. The main roof of the building is

finished in traditional clay roof tiles. The sliding sash windows, detailed soffits and chimneys are key features of the building.

To the western rear elevation of the main Public House Building is an asbestos, part timber clad single storey outbuilding with a corrugated steel profiled roof. This previously comprised a snooker and function room used in conjunction with the Public House. On an Officer's visit to the site, it was noted that the building is now only used for storage and is within a poor state of repair.

2 Proposal

The application seeks planning permission for the demolition of the existing outbuilding to the west of the Public House and construction of a single storey outbuilding that would comprise four units of holiday accommodation.

The proposal also seeks planning permission to convert the attached former garage, at the southern end of the Public House to a small convenience store, supplying basic provisions, such as milk and bread. This will involve some internal re-configurations of this southern end of the building and the installation of a shop front and signage to replace a garage door on the southern elevation and a new sign to the eastern roadside elevation.

The proposed holiday accommodation outbuilding would be located adjacent to the western boundary of the site and would be orientated to face north. The outbuilding would measure 14.8m in length, 9.8 metres at its deepest point and 4.7m in ridge height. The building comprises a single storey structure with a pitched roof and hipped gable ends to the north and west. To the northern elevation, the building incorporates two pitched roof entrance porches and to the south there is a smaller addition which will house bins and other services. The holiday accommodation units would incorporate open plan bedroom accommodation, each with an ensuite bathroom. No kitchen or cooking facilities are provided within the holiday accommodation units as it is anticipated that meals would be provided within the Frankland Arms Public House or from other restaurants/cafes.

The proposal would involve the removal of four trees and pollarding of two trees within the existing pub garden. The existing timber gazebo to the structure within the pub garden to the north would be re-sited further north.

During the consideration of this application, the following amendments have been made and the additional information submitted in support:-

- Reduction in the ridge height of the holiday accommodation outbuilding from 6.7 metres to 4.7 metres and the removal of two holiday accommodation units within the roof space.
- Internal changes to the Public House have been removed from the application. These comprised the removal of fireplace on ground floor and creation of a new opening between the main bar and the bar area.
- Submission of Preliminary Ecology Assessment and Preliminary Bat Roost Assessment
- Section Drawings and confirmation of no internal or external plant.

3 Relevant Planning History

DC/06/0794	Demolition of existing outbuilding and erection of a single storey restaurant, bar servery and light weight storage area, link and new disabled toilet	Application Refused on 07.06.2006
DC/06/0921	Demolition of existing outbuilding and erection of a single storey restaurant, bar servery and light weight storage area, link and new disabled toilet (Listed Building Consent)	Application Refused on 07.06.2006
SDNP/15/03175/LIS	To decorate external walls and woodwork of the Public House (Listed Building Consent)	Application Permitted on 13.05.2015

4 Consultations

Internal Consultations:

HDC Public Health & Licensing No Objection, understand that no internal or external plant is proposed as part of the proposals, and are of the view therefore that once operational the proposals are unlikely to result in an increase in noise levels from the premises. To protect residential amenity during the construction phase we would however recommend conditions relating to the hours of construction works (including deliveries), removal of debris by a licensed waste removal contractor and no burning of materials on site.

HDC Design and Conservation Officer

(Original Comments): Comment.

Frankland Arms is a particularly important pub as it served the turnpike between Horsham and Worthing via Ashington. It is now well away from the A24 and you wouldn't know it existed unless you took a purposeful detour. It is essential that it remains a viable business to prevent pressure for its conversion to other uses. If its use as a pub ends this will have a harmful impact on the building's interest and also the character of the conservation area. For this reason I am supportive of the proposal to demolish the function room which has no historic significance and replace this with a guest accommodation building. The design is a little quirky and appears to be based on a pre-fabricated timber frame. It has little architectural connection with the pub or the adjacent historic cottages but is not an unattractive design. The building will sit some way behind the north elevation of the pub so will not be prominent from School Lane. The south elevation will be visible from Washington Bostal but this is a much simpler elevation and reminiscent of a traditional ancillary building.

I am also supportive of the proposal to convert the stable to a shop. The works to achieve this will not prevent an understanding or appreciation of this building and its historic use in relation to the pub. The greater intensity of use will also ensure its continued maintenance. I am satisfied the signage proposals are acceptable.

The application also includes a proposal to remove a ground floor fireplace and chimney breast to open up two sides of the bar area. I appreciate this will aid the serving of customers but this structure is important in understanding the spatial arrangement of the ground floor and how each space may have been used in the past. I was not able to enter the pub and look at this part of the building and the information submitted is not comprehensive but it appears that this fireplace forms part of the original construction of the building and is a significant feature. It appears that there is a step in the line of the wall where the breast starts. I could accept the widening of the opening to the edge of the breast but would have to be satisfied the panelling is not of great significance and if not then can be made good and replicated to finish the existing panelling attractively. It might be useful, due to the circumstances, to request this part of the proposal is omitted.

(Comments on Amended Plans): Support subject to conditions.

Now that the internal alterations comprising the removal of the fireplace and chimney breast has been omitted, the application can be support subject to conditions.

HDC Arboricultural Officer: No Objection. The proposals indicate the removal of a number of trees at the site, trees that are protected by virtue of their location within the conservation area. These include a small Lawson's cypress in the front garden; a small dead fruit tree in the western garden; a lime and two White willows on the south-western boundary of the site; and one of the large hazel bushes to the rear of the existing outbuilding in this area.

The cypress in the front garden is well formed, but not of any especial merit in amenity terms. The trees in the south-western corner of the site are apparently causing a concern in regard to the displacement of the footings to the adjacent boundary wall, this being a problem that could not be assuaged by surgery. Although contributing to the overall foliar screening of the PH, when viewed from the residential areas in Frankland Mead and The Holt, none is of any especial merit, and I register no objection to their removal.

The small fruit tree is dead, and should be removed forthwith. The two remaining hazel bushes on the western boundary are to be retained, but will need re-coppicing. They are wildly out-of-control, and in need of management. The proposed works to them are in compliance with best practice for this species, are consistent with guidance set out within BS 3998 'Tree Work - Recommendations' (2010), and are supported.

As the remaining, retained, trees on the site are already subject to protection under the conservation area, their possible further protection by way of a tree preservation order (TPO) is unnecessary and inappropriate. In terms of the trees to be removed, I do not consider that there is reasonable justification to require direct replacement planting.

HDC Property Services – Drainage: No Objection. Any drainage details will be determined by compliance with the current Building Regulations.

Ecology Consultant

(Original Comments): Request for further information.

Insufficient ecological information available for determination of this application. A Preliminary Ecological Appraisal, including a Potential Roost Assessment for bats should be submitted to identify the likelihood of protected and Priority species (particularly bats) and habitats being present onsite and affected by the development.

(Comments on Ecology Surveys submitted): No Objection subject to conditions.

Satisfied that there is sufficient ecological information available for determination. The mitigation measures and biodiversity enhancements identified in the Ecological Impact Assessment (Liz Lord Ecology, June 2020) should be secured and implemented in full. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured prior to slab level.

WSCC – Highways

(Original Comments): No Objection subject to conditions.

Access & Parking

The application does not require any new access points onto the highway. Access to the pub car park will be taken from the existing access point which provides a wide unobstructed access onto Washington Bostal, also known as London Road which has a 60mph speed limit. The existing car park is open plan and does not mark out each space, however there are in the region of 20 spaces in the car park, and 18 spaces on-street directly outside the pub.

Whilst the sqm for the new uses are known it is not clear how many spaces are already required for the A4 pub. It has therefore been assumed that anything left over will be for the pub use.

A1 (31sqm) @ 1 space per 14sqm = 2 spaces for the shop

CI Hotel Accommodation @ 1 space per room = 6 spaces for the accommodation
A total of 8 spaces will be required for the new uses, which will leave 30 spaces for use by the public house and staff associated with the hotel and shop. WSCC consider this to be ample parking for this use.

Sustainability

Cycle stores for 10 bicycles will also be provided which should be covered and secure. These are in line with current parking guidance, and the NPPF.

Servicing and Deliveries

Deliveries will increase slightly to include the shop, and hotel supplies however this will still be on a small scale. It is not clear where servicing will take place for the pub and shop. Please can details for this be included in a service plan to be submitted to the LPA for approval. This is to ensure the servicing arrangements can be accommodated, either on the highway or elsewhere, and do not cause any highway safety issues.

Construction

During the renovations, the pub will need to consider the site set up, to ensure Washington Bostal is kept free from any construction traffic. As such a construction statement should be provided to ensure all related works are kept within the confines of the car park, and not within the highway. Both servicing and management of construction can be dealt with via condition.

Southern Water: Comment. Recommends Southern Water Informative.

Parish Council Consultee:

Washington Parish Council: Support in principle. However, mindful of concerns raised regarding the proposed tree works, lighting and location of the gazebo. Should the planning approval be considered, the Parish Council would therefore request the following stipulations:

- Tree screening should be an important focus; all tree works to be reviewed and carried out to the absolute minimum with strategic replacement of any tree which has to be removed in the process of development. Request for Preservation Orders to the main trees in the pub garden to ensure future retention.
- Proposed lighting is only installed where strictly necessary and for health and safety requirements; so that it does not contravene the South Downs National Park policies as an international Dark Skies Reserve and Washington's Unlit Parish status. Additional floodlighting should also not be permitted.
- The smoking gazebo should be further to the east of the pub, and as far away as possible from other properties.
- The Velux-style windows should be open to the sky and not to neighbouring properties and should be of obscured glass.
- Parking spaces in the private car park must be properly delineated; signage to show that it is exclusively for pub patrons, and its use to be encouraged rather than parking in the street.

5 Representations

49 letters of representation (35 letters of objection, 11 letters of support and 3 neutral letters) have been received.

35 letters of objection have been received from 18 separate households within the District. The comments made are summarised below:

- Visual impact on character and appearance of Conservation Area
- Harm to the historic character and fabric to the Listed Building
- Impact of proposed lighting on dark night skies in the National Park

- Odour and noise disturbance
- Insufficient car parking
- Design and scale of hotel is not in keeping with the local area
- Loss of trees
- Environmental concerns – asbestos
- Loss of privacy and amenity to existing residential properties
- Loss of biodiversity and ecology
- Previous applications on site relating to holiday accommodation withdrawn and applications DC/06/0794 and DC/06/0921 refused for similar development.

11 letters of support have been received from 7 separate households within the District. The comments made are summarised below:

- Village shop will be an local asset to the village
- Pub needs investment
- Old function room is unattractive feature within the area
- Improves the local economy
- Planning policies support tourism in local area
- Alterations invest in historic fabric of the Listed Building

3 neutral letters of representation have been received from 3 separate households within the District. The comments made are summarised below:

- Support village shop and internal improvements
- Concerns impact on neighbouring properties
- Loss of trees
- Light pollution and impact on wildlife

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

Storrington, Sullington & Washington Neighbourhood Plan 2018 -2031

- Policy 1: A Spatial Plan for the Parishes
- Policy 7: Washington Village Centre Retail Uses
- Policy 10: Tourist Accommodation
- Policy 14: Design
- Policy 15: Green Infrastructure & Biodiversity
- Policy 17: Traffic and Transport
- Policy 18: Car Parking

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

NPPF 2: Achieving Sustainable Development

NPPF 6: Building a Strong, Competitive Economy

NPPF 7: Ensuring the Vitality of Town Centres

NPPF 12: Achieving Well Designed Places

NPPF 14: Meeting the Challenge of Climate Change, Flooding & Coastal Change

NPPF 15: Conserving the Natural Environment

NPPF 16: Conserving & Enhancing the Historic Environment

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 – Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD14 - Climate Change Mitigation and Adaptation of Historic Buildings
- Development Management Policy SD15 - Conservation Areas

- Strategic Policy SD19 - Transport and Accessibility
- Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD23 - Sustainable Tourism
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD34 - Sustaining the Local Economy
- Development Management Policy SD38 - Shops Outside Centres
- Development Management Policy SD43 - New and Existing Community Facilities
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Development Management Policy SD50 - Sustainable Drainage System
- Development Management Policy SD52 - Shop Fronts

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years.

8 Planning Assessment

Principle

The site is located within the settlement boundary of Washington. Policy SD25 of the South Downs Local Plan (SDLP) specifies that the principle of development within designated settlements will be supported, provided that development:

- a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context.
- b) Makes best use of suitable and available previously developed land in the settlement; and
- c) Makes efficient and appropriate use of land

The proposal would involve the demolition of the existing outbuilding to the west of the Public House and construction of a single storey outbuilding comprising four holiday accommodation units. The holiday accommodation units would incorporate open plan bedroom accommodation, each with an ensuite bathroom. No kitchen or cooking facilities are provided within the B&B style units as it is anticipated that meals would be provided within the Frankland Arms Public House or from other restaurants/cafes in the local area. The proposed conversion of the former garage, at the southern end of the Public House, would provide a small convenience store, supplying basic provisions, such as milk and bread.

The proposal to provide a small community shop and 4 holiday accommodation units is considered appropriate in the context of the existing Public House use and will complement the existing community asset within the settlement of Washington. The proposal would re-use part of the existing building formerly used as a garage and the proposed single storey holiday accommodation building would replace a former function room outbuilding within the grounds of the Public House. It is therefore considered that the proposal would make the best use of suitable and appropriate, previously developed land. The principle of development is therefore considered to be acceptable, subject to other material considerations discussed below.

Holiday Accommodation

Policy SD23 of the SDLP states that development proposals for visitor accommodation will be permitted where it is demonstrated that the proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the national park. The development minimises the need for travel by private car and encourages sustainable means of transportation, including public transport, walking, cycling or horse riding. Development should not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area. Development proposals make use of existing buildings, and, if no suitable buildings are available, the design of any new buildings are sensitive to the character and setting.

Policy 34 of the SDLP states that development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they promote and protect businesses linked to the National Park's key sectors of farming, forestry and tourism. Development should also provide flexibility for established businesses to secure future resilience and protect local jobs. Proposals which seek to intensify the commercial use of an employment site and make a more efficient use of brownfield land will also be supported.

Policy SD43 of the SDLP supports the new and/or expanded community facilities subject to set criteria which includes there being a local need and that the scale is proportionate to the local area. Development proposals that would result in the loss of a community facility or have an unacceptable adverse impact will be resisted unless certain requirements are met.

The proposed holiday accommodation would have good connectivity to the public footpaths on the opposite side of London Road and to the South Downs Way, located approximately 0.8 kilometres to the south of the application site. Given the good connectivity to public footpaths and the South Downs Way it is considered that the proposed holiday accommodation would provide the opportunity for visitors to increase their understanding and enjoyment of the South Downs National Park in accordance with one of the main purposes National Park and Policy SD23 of the SDLP. In addition to the good connectivity to the public right of way network, it is also noted that there is a bus stop further along London Road to the south of the site which provides bus routes to the larger towns of Burgess Hill, Horsham and Worthing. The proposal would minimise the need for travel by car and would encourage sustainable means of transportation in accordance with Policy SD23 of the SDLP.

Having visited the site, Officers note that the existing outbuilding to be demolished is of no especial merit and currently in a poor state of repair. It is considered that there are no other suitable buildings within the site capable of conversion to holiday accommodation. The proposed outbuilding would replace a dilapidated existing single storey timber outbuilding in the same location to the rear of the Public House. The amended plans show that the proposed outbuilding has been reduced from 6.7m to 4.7m in height and now comprises a simpler single storey form with a pitched roof with hipped gable ends and two pitched roof porches features to the northern front elevation. The scale and design of the new building is considered to be appropriate to the character and setting of the existing pub garden site in accordance with Policy SD23 of the SDLP. This will however be discussed in further detail in a later section of the report.

The Frankland Arms which was constructed in the early nineteenth century, comprises an important community asset within the small village of Washington which currently employs 18 staff. Given its disconnected location to attract passing by travellers using the A24, it is important that this that the Public House remains a viable business to retain it as a community asset and prevent potential pressure for its conversion to other uses. The provision of four B&B style holiday accommodation units within the public house garden would provide a valued source of revenue to support the retention of the existing community asset in accordance with the aims of Policy SD43 of the SDLP. The Design and Access Statement states that an additional 5 full time staff will be employed as a result of the proposed development. The proposed development will therefore also

assist in fostering the economic and social well-being of local communities within the National Park in accordance with Policy SD34 of the SDLP.

Within the letters of representation received, neighbouring residents have drawn Officer's attention to previous planning applications on this site. A series of planning applications were withdrawn in 2004 for letting accommodation within the pub garden and were never therefore determined by the Council. Applications DC/06/0794 and DC/06/0921 were refused by the Council for a restaurant extension to the west of the Public House in 2006. The reasons for refusal comprised the impact of the scale and design of the extension on the Listed Building, the character of the Conservation Area and the occupiers of neighbouring properties. These applications differs to this proposal as it comprised an extension to the Listed Building and a large degree of glazing which extended onto an open dining patio area.

These previous applications were also considered under a different local planning policy context and prior to the South Downs National Park being established in 2010. The South Downs Local Plan was formerly adopted on the 2nd July 2019. One of the key focuses within the South Downs Local Plan is sustainable tourism which accords with one of the National Park purposes of seeking to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. The proposal for four small scale holiday let units is considered to align with one of the main purposes of the National Park and other tourism and economy policies within the SDLP. It is therefore considered that the application should be determined on its own merits in relation to the current local and national planning policy framework.

Village Shop

Policy SD37 of SDLP states that small convenience stores outside town and village centres will be permitted where they have a net sales area less than 150sq.m and are to meet the everyday shopping needs of the local community. Washington does not have a defined town or village centre within the SDLP and there is no local store within this part of Washington Village.

Policy 7 of the 'made' Storrington, Sullington and Washington Neighbourhood Plan states that changes of use to shops (Class A1) to meet a local need will be supported provided they have regard to: the availability of on-street and off-street car parking for the shop; the amenities of adjoining residential properties; the need to conserve and enhance the landscape and scenic beauty of the South Downs National Park; and conserve and enhance the Conservation Area in Washington village. The supporting commentary to this policy highlights the local encouragement for the provision of new shops including a convenience store in Washington village, which currently lacks such facilities to serve the local community. The commentary notes that there are few opportunities for this within the village of Washington but notes that this may be brought about either by change of use or conversion of an existing building.

The proposed conversion of the former garage to provide a small convenience store would not only be a useful facility to support guests using the proposed holiday accommodation, but also provide a valued facility for the local community within Washington village. The convenience store would be within walking distance from many residential properties surrounding the site. The proposal for a small convenience store with a net sales area of approximately 35 sq.m would therefore meet the everyday shopping needs of the local community in accordance with Policy SD37 of the South Downs Local Plan and Policy 7 of the Neighbourhood Plan. The proposal would also support the continued use and viability of an existing community asset, the Frankland Arms in accordance with the aims of policy SD43 of the SDLP.

Heritage Impact, Design and Appearance

The requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, sets out that 'In considering whether to grant planning permission 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.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

Policy SD12 of the South Downs Local Plan states that development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.

Policy SD13 of the SDLP states that development proposals which affect a listed building or its setting will only be permitted, and listed building consent granted, where they preserve and enhance the significance of the listed building and its setting by demonstrating the loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of rooms. Where it is considered harm to the significance of the listed building or its setting is outweighed by public benefits, appropriate mitigation measures will be expected.

Policy SD15 of SDLP specifies that proposals within a conservation area, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area.

The Council's Conservation Officer has confirmed his support for the proposed holiday accommodation and village shop and commented on the essential need for the Public House to remain a viable business. He has raised no concerns with regard to the demolition of the existing function room outbuilding which has no historic significance and replacement with the proposed single storey guest accommodation building. Whilst the Conservation Officer states that the proposed building has little architectural connection with the pub or the adjacent historic cottages, he considers that as the building would sit some way behind the north elevation of the pub and it would not appear unduly prominent from School Lane. The southern elevation of the proposed building would be visible from Washington Bostal but this is a much simpler elevation and is considered to be reminiscent of a traditional ancillary building.

The proposed building will comprise a single storey building measuring 4.7m in total height. The elevations will be predominantly clad in timber vertical cladding with a slate tiled pitched roof. The reduced scale of the proposed building and materials are considered to be appropriate in relation to the historic context of the local area. The pub garden is located at an elevated level in comparison to the level of School Lane to the north and it noted that the proposal seeks to remove a Conifer tree within the pub garden to the north and two trees along the western boundary. Whilst this will slightly reduce the level of planting within the northern part of the pub garden, given the set-back location of the proposed building and the retained planting, it is not considered that the building would adversely affect the character or appearance of the Washington Conservation Area.

The Council's Conservation Officer is supportive of the internal and external alterations including the proposed signage in order to facilitate the conversion of the attached garage to a shop. The proposed works would not prevent an understanding or appreciation of this building and its historic use in relation to the pub. The greater intensity of use will also ensure its continued maintenance and preservation of the listed building in accordance with Policy SD13 of the SDLP.

Amended plans were received during the consideration of this application which omitted the original proposal to remove a ground floor fireplace and chimney breast in order to open up two sides of the bar area within the Public House. The Council's Conservation Officer considers that these structures are important in understanding the spatial arrangement of the ground floor of the Public House and how each space may have been used in the past. It would appear that this fireplace could have formed part of the original construction of the building and therefore is a significant feature of the listed building. The harm by these internal proposals were considered to cause less than substantial harm and although there would have been the public benefit of the proposed shop and tourism accommodation, this was not considered to outweigh the harm caused by the loss of

significant internal features within the listed building. These internal alterations were therefore omitted from the application.

The proposed development is considered to sit appropriately within the historic environment of which it forms without harm to character of the designated Conservation Area or the setting of adjacent listed building. The proposed development is therefore considered to accord with the requirements of the NPPF and policies SD12, SD13 and SD15 of the South Downs Local Plan.

Landscape and Trees

Policy 4 of the SDLP states that development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located. The design, layout and scale of proposals conserve and enhance existing landscape character features which contribute to the distinctive character, pattern and evolution of the landscape.

Policy SD11 states that development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands. The removal of protected trees, groups of trees woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

The submitted drawings show the removal of four trees in conjunction with this proposal. Two trees are located within the pub garden to the north and two trees are located to the southern side of the existing outbuilding. It is also proposed that two largely overgrown trees overhanging the existing garage to the west of the outbuilding would be pollarded. As the trees are located within a Conservation Area, they benefit from protection under the Conservation Area Regulations and are material to the planning process.

The Council's Arboricultural Officer has visited the site, has examined all the tree stock on the site and has commented on the proposed works to the protected trees. These trees are considered to have a measure of contribution to the character and amenities of the Conservation Area, however they are not specimens of outstanding or especial merit. The Council's Arboricultural Officer has therefore raised no objection to the removal of the four trees or the proposed tree surgery works to the other two trees. It is considered that the proposed tree surgery works are justified and reasonable in the context of the proposed development scheme. Furthermore, the Arboricultural Officer does not consider there is any reasonable justification to require direct replacement planting.

Impact on Residential Amenity

Policy SD31 of the SDLP requires, development to be designed so as to avoid detrimental impacts on the amenities of neighbouring residents by virtue of loss of light and/or privacy.

To the north of the proposed outbuilding lies the residential properties of Clematis Cottage and Rose Cottage on School Lane. To the west of the proposed outbuilding are the residential properties of Burleigh, Limbe and Little Sark located within The Holt. Officers raised concerns with the plans as originally submitted as the first floor northern windows serving the two upper floor holiday accommodation units was considered to cause loss of privacy to the neighbouring residential garden to the north. The first floor windows would have been located 9.7 metres from the rear garden serving Clematis Cottage and would have caused a direct loss of privacy to this neighbouring garden to north which is located at a lower level in comparison to position of the proposed building.

The proposed building has now been reduced in height from 6.7m to 4.7m and two of the holiday accommodation units in the roof space of the building as originally submitted have been removed.

Four holiday accommodation units are now proposed in the ground floor level of the building with proposed roof lights on the northern roof slope only providing light to the ground floor units. This has overcome Officer's concerns regarding the loss of privacy to the occupiers of Clematis Cottage.

The proposed building would be located within close proximity to three neighbouring properties within The Holt to the west of the application site. These dwellings comprise chalet style bungalows with easterly facing dormers within their rear roof slopes. These dwellings are located at a slightly elevated topography level in comparison to the application site. There is a small pathway located between the application site and the neighbouring properties in The Holt to the west which provides access to the garages to the south. A dilapidated 1.8m high fence lines the western boundary of the site with a close by cluster of trees which overhang the existing function room outbuilding roof and the neighbouring gardens of properties within The Holt to the west. Two of the trees along the western boundary are to be pollarded as part of this proposal and this would result in greater visibility of the proposed holiday accommodation building and pub garden in comparison to the existing situation.

The proposed holiday accommodation building would be located 9.6m from the nearest neighbouring dwelling, Limbe, to the west and 2.8 metres from their rear garden. Whilst it is acknowledged the building would be located in close proximity to the neighbouring properties and gardens to the west, given its single storey nature and the elevated nature of the neighbouring properties, it is not considered that the proposed building would cause any loss of light or overbearing impact to the neighbouring properties in The Holt. The first floor accommodation within the building has now been removed from the scheme and there are no windows in the western elevation of the proposed building that would overlook the neighbouring properties within The Holt to the west. It is therefore considered that the proposed holiday accommodation building would cause no harmful loss of amenity to any neighbouring properties within the vicinity of the application site in accordance with Policy SD31 of the SDLP.

It is noted that concerns have been raised regarding potential noise disturbance caused by the proposed holiday accommodation use and associated use of the pub garden. Concerns have also been raised regarding the re-positioning of the existing timber gazebo approximately 4m further to the north of its existing position and the odour impact this will cause to neighbouring properties. The application site comprises an established Public House which has an existing pub garden which extends round the building to the west and north close to the adjacent neighbouring residential properties. The existing timber gazebo which it is understood has been in situ for some time has been used as a smoking shelter. The gazebo is currently located approximately 3m from the nearest neighbouring garden of Clematis Cottage to the west. The re-sited position of the gazebo would be moved 4m further north in comparison to its current position and would be located 3.6m from the rear garden serving Clematis Cottage. Given the established nature and use of the existing gazebo, and its existing close proximity to the gardens of existing neighbouring properties, it is not considered that the proposed re-positioning would cause any additional harm to the neighbouring occupiers in terms of odour in comparison to the existing situation.

The proposal would provide four small units of holiday accommodation to replace a former function room outbuilding. These units would mainly provide sleeping accommodation with bathroom facilities and therefore not envisaged to result in a significant amount of noise generation. Given the established public house use and associated pub garden, the small scale nature of the holiday accommodation units proposed are not considered to cause any additional harmful noise disturbance to the surrounding residential properties. It is also noted that the Council's Environmental Health Officer has raised no concerns with regard to the impact of the proposal on neighbouring properties.

Highways, Access and Parking

Policy SD22 of the SDLP states that development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in

accordance with the relevant adopted parking standards for the locality. Wherever feasible, electric vehicle charging facilities must also be provided.

The proposal would not require any new access points onto the highway. Access to the pub car park to the south will be taken from the existing access point which provides a wide unobstructed access onto Washington Bostal, also known as London Road which has a 60mph speed limit. The existing car park is open plan and does not mark out each space, however the County Council Highways Authority estimates there are in the region of 20 spaces in the car park, and 18 spaces on-street directly outside the pub.

Concerns have been raised within the letters of representation received regarding the insufficient parking provision to serve the existing pub, proposed holiday accommodation and shop. The Highways Authority estimates that the proposed shop would require two spaces and the holiday accommodation would require one parking space per room. This would create a requirement for six car parking spaces for the proposed development, leaving 32 spaces for use by the public house and staff associated with the hotel and shop. The Highways Authority considers this to be sufficient parking for the existing pub and proposed shop and holiday accommodation units.

The comments of Washington Parish Council are noted in respect of potential signage to encourage patrons of the pub to use the pub car park rather than parking in the road to the east. However, given the lack of on-street parking restrictions along London Road, there are no limitations in place to stop patrons using the pub, store or holiday accommodation on parking on-street.

For the reasons outlined, it is considered that the proposed development would provide an appropriate level of on-site parking and would not have a severe impact on the highway network. Therefore, the proposal is considered to accord with Policy SD22 of SDLP.

Ecology and Ecosystems Services

Policy SD2 of the SDLP provides that development will be permitted that secures an overall positive impact on the ability of natural environment to contribute goods and services. Development should incorporate high quality design and deliver opportunities to sustainably manage the use of resources, mitigate/increase resilience to the impacts of climate change, improve public health and improve habitats and biodiversity.

Policy SD9 of the SDLP states that development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals will retain, protect and enhance features of biodiversity and geological interest and ensure appropriate and long-term management of those features.

The proposal would involve the demolition of an existing building which has been derelict for some time. As this building could be used as a potential habitat for bats, ecology surveys were requested during the consideration of this application to ensure that the proposal would cause no harm to protected species. A Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment has been submitted and stated that no evidence of bats were found in the existing timber outbuilding or timber gazebo to be relocated. Within the report the site was considered of negligible value to bats and the trees on site would provide limited foraging potential for bats.

Given that the bulk of the site dominated by hard surfaces, amenity grassland and existing buildings, the development site was found to be very low ecological value. Conditions will require the development to be undertaken in accordance with mitigation and enhancement measures details in the Ecology Reports and for a Biodiversity Enhancement Layout and Wildlife Sensitive Lighting Scheme to be submitted and approved by the Council. The proposal will conserve biodiversity on the site in accordance with the requirements of Policy SD9 of the SDLP.

The mitigation and enhancement measures set out within the Preliminary Ecological Appraisal, which include the installation of bird and bat boxes, will also secure an overall positive impact on the ability of natural environment to contribute goods and services in accordance with Policy SD2 of the SDLP.

Darker Night Skies

Policy SD8 of the SDLP states that development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, including avoiding the installation of external lighting except where necessary and appropriate for the intended use and incorporating appropriate mitigation measures.

The application site is situated in environmental zone EIa (Intrinsic Rural Darkness), classified as an area of darkness with sensitivity to external lighting and light spill from internal lighting.

A Lighting Assessment has been submitted with this application which shows that a number of new external lights would be provided in conjunction with the development. These comprise, three wall mounted lights on the northern front wall of the holiday accommodation building, one flood light to the western elevation of the pub, one flood light to the southern elevation of the proposed shop and two lit bollards to the south. There are concerns with the degree of external lights proposed and the impact this will have on ecology and the dark night skies within the National Park. It is however acknowledged that there will likely be some requirement for lighting for health and safety requirements in conjunction with the proposed holiday accommodation and shop. The Council's Ecology Consultant has recommended a wildlife sensitive lighting scheme to be submitted and approved by the Council. This condition will enable Planning Officers in conjunction with the relevant Ecology specialist to further review a submitted lighting scheme and the impacts this will have on ecology and the dark night skies within the National Park.

Four roof lights are also proposed within the northern front slope of the proposed holiday accommodation building which have the potential to spill light upwards to the dark night skies within the National Park. Given the holiday accommodation use of the building, it is considered likely that lights will be on during the darker evening period. As no specific mitigation measures that have been designed into the scheme to reduce light pollution, it is considered appropriate that details of the glazing within the roof lights will be required to be submitted and approved by the Council to ensure that the proposal does not result in additional light spill to the darker night skies within the National Park.

Climate Change

In order to mitigate and adapt to climate change, Policy SD48 of the SDLP requires all new development to incorporate sustainable design features appropriate to the scale and type of development. This policy reflects the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Biodiversity Mitigation & Enhancement Measures
- Cycle parking facilities

In addition to these measures conditions are attached to secure the following:

- Integration of SUDS and drainage to manage flood risk
- Dedicated refuse and recycling storage capacity
- Electric vehicle charging point

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

9 Conclusion

The proposed development would provide visitor accommodation that would be sustainably located with good connectivity to the South Downs Way. The proposed B&B style holiday accommodation would provide the opportunity for visitors to increase their understanding and enjoyment of the South Downs National Park and would support the current use of the pub as an important community asset. The proposal for a small convenience store within Washington village would improve access to an essential facilities for the existing communities in the National Park.

The proposed development is considered to sit appropriately within the historic environment of which it forms without harm to character of the designated conservation area or the setting of the listed building. The scale, design and form of the development would be sympathetic to the character and distinctiveness of the site and wider landscape, whilst of a siting and orientation that would not materially harm the amenities of neighbouring properties. In addition, the proposal is considered to provide sufficient parking and turning space on site, and would not result in 'severe' harm to the function of the public highway network.

10 Recommendation

It is recommended that the application be Approved subject to the conditions set out below.

1. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the anticipated number, frequency and types of vehicles used during construction
- ii. the method of access and routing of vehicles during construction
- iii. the loading and unloading of plant, materials and waste
- iv. the parking for vehicles of site operatives and visitors
- vi. the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)
- vii. storage of plant and materials used in constructing the development
- viii. the erection and maintenance of security hoarding, where appropriate measures to control the emission of dust and dirt during construction

- ix. a scheme for recycling/disposing of waste resulting from demolition and construction works
- x. details of public engagement both prior to and during construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies SD5 and SD19 of the South Downs Local Plan 2019.

4. **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policies SD49 and SD50 of the South Downs Local Plan 2019.

5. **Pre-Commencement Condition:** No relevant works shall commence 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:

- a) Drawings to a scale not smaller than 1:5 fully describing:
 - i) shopfront, these drawings must show:
 - materials
 - cross section of architrave, fascia, frieze, corbels, pilasters, frame, transom, mullions, etc
 - formation of opening including structural support
 - ii) Roof details including sections through:
 - roof ridge
 - hips
 - valleys
 - eaves
 - verges
 - iii) Balustrades and railings and bollards
- b) Samples or specifications of all external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policies SD12 and SD13 of the South Downs Local Plan 2019.

6. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Liz Lord Ecology, June 2020) has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy SD9 of the South Downs Local Plan 2019.

7. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until details of the roof light glazing to be installed within the holiday accommodation building have been submitted to and approved in writing by the Local Planning Authority. These details shall include measures and / or specifications for low transmittance or tinted glass to reduce light pollution. The glazing shall be installed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure the potential adverse impact of light pollution is mitigated and to comply with Policy SD8 of the Draft South Downs National Park Local Plan.

8. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the visitors to the development shall have been submitted to and approved in writing by the Local Planning Authority. The use of the development hereby permitted shall not be commenced until the approved cycle parking facilities have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy SD19 of the South Downs Local Plan 2019.

9. **Pre-Occupation Condition:** No part of the retail store extension shall be first occupied until such time as a Servicing Management Plan for has been submitted and approved in writing by the Local Planning Authority. This shall set out the arrangements for the loading and unloading of deliveries, in terms of location and frequency, and set out arrangements for the collection of refuse. Once occupied the use shall be carried out only in accordance with the approved plan.

Reason - To safeguard the operation of the public highway in accordance with policy SD19 of the South Downs Local Plan 2019.

10. **Pre-Occupation Condition:** No use of the development hereby permitted shall be commenced unless and until provision for the storage of refuse/recycling has been made for the shop and holiday accommodation in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy SD5 of the South Downs Local Plan 2019.

11. **Pre-Occupation Condition:** No part of the development shall be first occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the requirements for electric vehicle charging within the latest West Sussex Parking Standards (2019). The approved scheme shall be installed prior to first use of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the uses in accordance with Policy SD22 of the South Downs Local Plan 2019 and the WSCC Parking Standards (2019).

12. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted a lighting design scheme for biodiversity and for protection of the dark night

skies in the National Park shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure the protection of the dark night skies within the South Downs National Park in accordance with policy SD8 of the South Downs Local Plan 2019. To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and Policy SD9 of the South Downs Local Plan 2019.

13. **Regulatory Condition:** The new windows fitted in the accommodation extension hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic. The windows shall not be fitted with lead applied to the face of the glass.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policies SD12 and SD13 of the South Downs Local Plan 2019.

14. **Regulatory Condition:** The new windows fitted in the shop hereby permitted shall have timber windows. The windows shall not be fitted with lead applied to the face of the glass.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policies SD12 and SD13 of the South Downs Local Plan 2019.

15. **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policies SD12 and SD13 of the South Downs Local Plan 2019.

16. **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policies SD12 and SD13 of the South Downs Local Plan 2019.

17. **Regulatory Condition:** All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Liz Lord Ecology, June 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The

appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy SD9 of the South Downs Local Plan 2019.

18. **Regulatory Condition:** No works relating to the construction of the development (including all deliveries and no removal of any spoil from the site) hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy SD5 of the South Downs Local Plan 2019.

19. **Regulatory Condition:** A licensed waste removal contractor shall remove clearance debris and construction waste from site including all asbestos waste.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy SD54 of the South Downs Local Plan 2019.

20. **Regulatory Condition:** There shall be no burning of materials or waste on the site.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy SD54 of the South Downs Local Plan 2019.

21. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the shop premises hereby permitted shall be used for Class A1 retail use and for no other purposes within the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate within this location.

22. **Regulatory Condition:** The outbuilding hereby permitted shall, when occupied as holiday accommodation, be managed in accordance with the following:

- i) The accommodation shall be occupied for holiday and short-term let purposes only;
- ii) The accommodation shall not be occupied as a person's sole, or main place of residence;
- iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
- iv) The accommodation shall at all times be managed and supervised by the Frankland Arms;
- v) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies of the South Downs Local Plan 2019.

23. **Regulatory Condition:** The shop premises hereby permitted shall not be open for trade or business except between the hours of 08:00 hours and 20:00 hours Monday to Sundays, including Public Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy SD5 of the South Downs Local Plan 2019.

Contact Officer: Rebecca Tier, Senior Planning Officer