



Friends of the **SOUTH DOWNS** SOUTH DOWNS SOCIETY



Protecting the beauty of the Downs

**Planning Inspectorate References: APP/Y9507/W/19/3225879 and
P/Y9507/W/19/3225881**

Representation submitted on behalf of The South Downs Society in support of our previously submitted objections on 25th April and 15th May 2018 to the applications

SDNP/18/00489/FUL and SDNP/18/00490/LIS

The Granary, Greatham, RH20 2ES

Conversion and extension of existing timber framed agricultural barn and associated outbuildings to form a part two storey 4-bedroom dwelling and 3-bedroom guest accommodation.

We ask that the appeal be refused on the following grounds which we believe to be relevant.

The South Downs National Park local plan, recently adopted, was at the time of the application at stage where it's provisions should be accorded considerable weight.

1. Policy SD5 sets out the requirements for design and (c) requires that 'Contribution to local distinctiveness and sense of place through its relationships to adjoining buildings, spaces and landscape features'. It is contended that this requirement is not met through requirement for the additional fenestration in the development and the relation with other buildings close by.
2. SD 7.2 Relative tranquillity. The increased number of bedrooms is likely to have an impact on the local area through increased traffic. The area is tranquil indeed but there has been an increase in traffic in recent years and even a small added number of bedroom spaces will add to the problem.
3. SD8, Dark Night Skies – added fenestration will add to light pollution; we acknowledge that this issue can be dealt with by stipulating measures to minimise light pollution.
4. SD12.1. Development will only be permitted where they conserve and enhance the historic environment. There is no doubt in our view that this proposal will significantly alter the appearance of the barn to the extent that the historic appearance of the structure will be lost for ever.



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5. SD13 - Listed Buildings – Both paragraphs 1 and 2 apply. The proposed extension will contravene the provisions of this policy in that the significance of the building will be considerably affected and features lost. In this respect we understand that this type of barn is relatively rare and therefore important that it be preserved as much as possible.

Further to the SDNPA policies, we also draw attention to NPPF 2019, paragraphs 127, 128 and 130.

127c, requires sympathy to local character and history including surrounding built environment – it is our view that this is not the case by virtue of the added scale of the barn and other buildings in the vicinity.

128 Refers to Design Quality and the recommendation that the Applicants should work closely with the LPA and the local community. Evidence contained in the documents at the time of the application indicates that there was consultation with the SDNPA but that negotiations reached an impasse – see e-mail 2nd August 2018 from SDNPA to applicants. Additionally, it is clear from the correspondence from local inhabitants that if there was any consultation locally, it was signally unsuccessful.

130 recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of the area. It is our view that this application detracts from the historic barn.

We ask that these appeals be refused for the reasons stated above.