APPLICATION REF: AL/109/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	Demolition of existing outbuilding and resurfacing of the site to provide 4 No. additional car parking spaces. Prince of Wales Public House, Lidsey Road, Aldingbourne

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 2276 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Sloping slightly upwards from East to West.
TREES	There is a line of mixed deciduous trees on the southern boundary, following the boundary line.
BOUNDARY TREATMENT	The southern boundary has an approximately 1.5 metre high wood plank fence. There is an approximately 1.5 metre wood hurdle fence on the western boundary and a 1.8 metre wood plank and trellis fence around the beer garden to the North. The eastern boundary is open plan and access to the current car park is from the East.
SITE CHARACTERISTICS	The main building occupying the site is a Public House. It is a large two storey detached building with flint walls and brick quoins. The roof is tiled and gabled with dentil features. There is a rear extension with smooth render walls built in two stages with part having a gable roof and part having a flat roof. There is a small outbuilding at the front of the site to the side of the main building. It has flint walls with brick quoins and timber plank sections, a stepped tiled and gabled roof. The outbuildings are set within a tarmac car park which supplies approximately 32 car parking spaces.
CHARACTER OF LOCALITY	The site of the proposal is on the edge of a built up area on a main country road. There are detached two storey dwellings immediately opposite the Public House with detached bungalows to the East and North. There is a level crossing immediately adjacent to the site. There is scrubland to the South of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/15/93	Retrospective application for extension, alterations and extension to car park.	Approved Conditionally 30-04-1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited
Local Groups	None

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1
Arun District Local Plan : GEN3, GEN7

PLANNING POLICY GUIDANCE

PPS1	-	Delivering Sustainable Development.
PPS7	-	Sustainable Development in Rural Areas

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to residential and visual amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

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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,

It is considered that the buildings to be removed are in a poor state of repair and are not forming a positive contribution to the character and appearance of the locality.

It is considered that the existing car park is an established contributor to the character and appearance of the area and can be viewed from the public domain. As such it is considered that the extension of the car park proposed will not lead to an unacceptably adverse impact upon the prevalent Street scene. Further the buildings currently have a tarmac section in front of them and the proposed car park addition is considered to integrate with this feature.

Further, it is considered that the positioning of the proposal will not be the cause of any demonstrable overlooking, overshadowing or overbearing towards neighbouring properties nor will it lead to a loss of residential amenities. It is considered that this is due to the proposal being set back within the curtilage of the existing car park and there is no residential property immediately adjacent to the southern boundary which the proposal is located close to.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

RECOMMENDATION AL/109/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: AL/109/07/

1 **To Addressee**

2 **Site Address**

Prince of Wales Public House
Lidsey Road
Aldingbourne

3 **Description of Development**

Demolition of existing outbuilding and resurfacing of the site to provide for 4No additional car parking spaces

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

INFORMATIVE: The applicant is advised that the 3m high galvanised floodlight is not part of this permission. A letter dated 11th December 2007 from Philips Chartered Surveyors confirmed the floodlight indicated on drawing No. 01594/07/PLA was no longer part of the planning application.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, DEV1

LOCAL PLAN: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mr J Smith