

PLANNING APPLICATION REPORT

REF NO: AL/17/09/

LOCATION: Northfields Farm House
Fontwell Avenue
Eastergate

PROPOSAL: Change of use from grazing land to riding menage 45m x 30m for personal use

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to provide a menage for the Applicant's personal use on existing grazing land.
SITE AREA	0.135 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging and tree screen to the sides and post and rail to the paddock.
SITE CHARACTERISTICS	The dwelling is painted render. To the side of the house are stables and paddock. There were houses in the paddocks.
CHARACTER OF LOCALITY	Rural

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside the Built-Up Area Boundary
Class 'A' Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 LOC1 NE8 CH1	High Quality Development Locational Strategy Rural Needs Character
Arun District Local Plan:	GEN7 GEN3 DEV5	The Form of New Development Protection of the Countryside Horse Related Development

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 visual and residential amenity.

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

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

Principle

The proposal is for an exercise area 45m x 30m containing drainage ditches and constructed with a permeable membrane and a surface layer of mixed equestrian grade sand and recycled rubber chips contained within wooden kickboards. The applicant states that access to bridleways and sandschools is becoming difficult due to limited parking provision for horseboxes. Therefore, the applicant wishes to have an area attached to the stables for exercising their horses. The immediate neighbour at The Herbery was recently granted consent for a personal menage similar to this proposal (AL/85/08).

Residential Amenity

As the existing neighbour also has horses and a menage, it is considered that the proposal would not result in any significant loss of residential amenity and immediate neighbours.

Effect on the Countryside

Equestrian activities are a recognised countryside activity. The applicant has horses grazing on the site and there are existing stables on the site. It is therefore, considered that the proposal is an acceptable use within the countryside and will not result in any significant loss of countryside. The proposal will not be seen from the street scene and therefore would not result in any visual distraction within the countryside.

Therefore, it is recommended that the proposal is approved subject to the conditions set out overleaf.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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).

- 2 The menage hereby permitted shall only be used in association with the use of Northfields Farm House as a dwelling and shall not be let out, or used for commercial purposes or in connection with any form of riding school.

Reason: In the interests of amenity and to enable the Local Planning Authority to regulate and control the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 **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: DEV1, LOC2, CH1

LOCAL PLAN: GEN3, GEN7, DEV8

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.