

Recommendation Report for Planning Permission

REF NO: AL/38/20/PL

LOCATION: The Aldingbourne Country Centre
Blackmill Lane
Aldingbourne
West Sussex

PROPOSAL: Single storey rear extension including raised terrace & new ramp.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a rear extension including alterations to an existing terrace.
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by the development.
BOUNDARY TREATMENT	The site is well screened from the surrounding area.
SITE CHARACTERISTICS	The site is a horticultural and associated country facilities centre. The site comprises a shop, allotments, green houses and polytunnels, a cafe for members of the public visiting the site and animal petting area. Car park at the rear of the site.
CHARACTER OF LOCALITY	The site is in a rural location, with no residential properties in the immediate vicinity. The site is adjacent to the A27.

RELEVANT SITE HISTORY

AL/110/12/	New visitor building, extension to the existing client facilities building & reconfiguration of existing animal petting buildings. New landscaping elements including car parking, new planting & improved pathways - This application is a Departure from the Development Plan.	ApproveConditionally 11-04-13
AL/83/93	Erection of building including dwelling, shop, workshop, dining, kitchen, training rooms and offices for agricultural workers with disabilities. Services, car parking access and implement shed.	App Cond with S106 09-03-94

Noted.

REPRESENTATIONS

No response.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC Highways - No alterations proposed to access and no evidence to suggest it is operating unsafely. No additional parking proposed, although there is sufficient parking for various uses on the site. The LHA does not consider the proposal would result in an adverse impact upon the highway.

ADC (Engineers) - Due to the scale, type and location of development proposed there are no conditions to request.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Outside built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
CSP1	C SP1 Countryside

[Aldingbourne Neighbourhood Plan 2016 POLICY EH1](#) Resist development outside

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Aldingbourne has a made Neighbourhood Plan.

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 not have a materially adverse impact on 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 site is outside the built up area boundary as defined by SD SP2 of the Arun Local Plan. The proposal is for extensions and alterations to a building in the plot of an existing site. The proposal is in accordance with C SP1 of the Local Plan, as it is in accords with D DM4 of this plan. Development can accord with C SP1 if it refers to a specific use or type of development covered by another policy. In this case, key policy considerations are to be D DM1 and DDM4 of the Arun Local Plan. Aldingbourne has a Neighbourhood Plan with policy EH1 of relevance. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is situated to the south elevation of the building, however due to the siting of the Country Centre the development is well screened from all sides and is unlikely to be visible from the wider area with the A27 to the south.

There is an existing pergola which extends onto a terrace however this will be replaced with an extension and decked terrace. To the south of the building there is a gable entrance which will be removed to allow for the extension. The extension will have a depth of approximately 5m with a width of 9m. Eaves will match existing at 2.3m with a lean to pitched roof at around 4.5m in height.

Alterations to the terraced area are minor although will increase in width by approximately 2m to the west which will incorporate a ramp for access. A low level brick wall to the south which separates the terrace area with the children's play area will be retained and therefore the alterations to the terrace will not increase in depth therefore preserving trees to the rear. There will be a fence around the bin store which to the west of the extension and a guard rail to the east side of the terrace around 1m in height.

The development appears subservient to the host building and appropriate in design for its countryside setting. Due to the siting of the development, it is not considered to impact the appearance of the area within no views from the wider area.

The proposed development is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development due to its siting, is located sufficient distance from neighbouring buildings and as such is not considered to result in adverse impacts by way of overbearing, overshadowing or overlooking in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development would enhance a community facility and is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a positive impact on the protected characteristics (disability/age) due to the provision of a ramp.

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 development hereby approved shall be carried out in accordance with the following approved plans
- Location Plan - P100

- Proposed West Elevation - P233 Rev P1
- Proposed East Elevation - P232
- Proposed South Elevation - P231
- Proposed Sections - P240
- Proposed Roof Plan - P225
- Proposed Ground Floor Plan - P221
- Proposed Site Plan - P220
- Tree Constraint Plan and Foundation Plan - P228

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.