

PLANNING APPLICATION REPORT**REF NO:** AL/45/11/**LOCATION:** Fernfield
Arundel Road
Norton**PROPOSAL:** Proposed timber clad building for tractor & grass cutting machinery storage & workshop**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is a resubmission of AL/125/10 for a shed 7m x 10m in timber boarding with roller door and box profile sheet roofing.
SITE AREA	70m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Post and rail fencing around paddock and hedging.
SITE CHARACTERISTICS	The site is a converted barn in flint with red brick dressing and slate roof. Rear side extension. Pond in rear garden.
CHARACTER OF LOCALITY	Predominantly rural with some housing consisting of converted barns and cottages.

RELEVANT SITE HISTORY

AL/11/98	Change of use of redundant agricultural building to form double garage & store adjacent to residential barn unit and change of use of farm yard to residential curtilage	Approve Cond 14-08-1998
AL/16/99/	Provision of garage, boiler house & open plan loggia.	Approve Cond 11-06-1999
AL/1/08/	Single storey extension to replace lean-to	Approve Cond 10-03-2008
AL/110/10/NMA	Applicaiton for a non material amendment following a grant of planning permission AL/56/08/	Approve 24-11-2010

AL/125/10/

Proposed timber clad building for boat, tractor and machinery storage. Withdrawn

27-01-2011

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council: Awaited

1 Letter of objection. Will have an adverse effect on the local area due to size and siting. The pool drains into a drainage ditch which is on adjacent land. The use as a workshop could give rise to undesirable noise pollution. It is close to overhead electricity services which is of concern regarding the metal roof. There are newts and bats that may be affected.

1 Comment: Request a planning condition should be imposed that the use of the building should be limited to domestic use, to protect the character of the area.

Comments on Representations received:

Noted. The ancillary building is for domestic use to house tractors and grass cutting equipment. The workshop use is for residential use not commercial. The site is currently part of the garden area which is considered would not affect the bats or newts.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary
Trunk Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New 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 not considered to conflict with the relevant Development Plan policies in that it would not have a materially adverse effect on the visual amenities of the locality and the residential amenities of the adjoining properties, and it would not 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 site lies outside the built up area boundary where development should be carefully considered and designed. The proposal is a resubmission of a previous application AL/125/10 which was withdrawn. The structure has now been resited close to the house in the garden area and reduced in size, by deleting the proposed boat housing.

VISUAL AMENITY

The shed is proposed to be 7m x 10m in timber boarding and metal roof for storage of a tractor and grass cutting equipment. It will be located close to the dwelling alongside of the access road. It is considered that the visual appearance is as a traditional agricultural barn and would appear as ancillary to the residentially converted barn. It is considered that this will not result in any significant loss of visual amenity. The previous proposal would have been unacceptable and it would have been highly visible in the open countryside and the boat housing would have an unacceptable use. However, the applicant has moved the siting close to the house and reduced it in size to exclude the boat housing. Therefore this is considered acceptable.

RESIDENTIAL AMENITY

The closest dwelling is 2 Murrayfield Cottage which is approximately 30m away. The roller door faces onto the garden area and away from the access road. There are no other windows or doors proposed. Therefore it is not considered that the proposal would result in any significant loss of residential amenity.

SUMMARY

The proposed residential shed is not considered to result in any significant loss of residential or visual amenity, therefore it is recommended that the application is approved subject to the following conditions.

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 drawing RA/056/500, RA/10/1132 REVA

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN3, GEN7,

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.