



Appeal Decision

Site visit made on 19 July 2010

by **Ray Yorke BA (Hons) Dip TP MRTPI**

an Inspector appointed by the Secretary of State
for Communities and Local Government

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Decision date:
12 August 2010

Appeal Ref: APP/C3810/A/10/2122908

Land at Northfields Lane, Aldingbourne, West Sussex PO20 3UH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr David Deadman against the decision of Arun District Council.
- The application Ref AL/62/09, dated 26 June 2009, was refused by notice dated 18 August 2009.
- The development proposed is described as "sand school, storage building and driveway (sand school for private use only)".

Decision

1. The appeal is allowed and planning permission is granted for a sand school, storage building and driveway (sand school for private use only) at land at Northfields Lane, Aldingbourne, West Sussex, PO20 3UH, in accordance with the terms of the application, reference AL/62/09 dated 26 June 2009 and the plans submitted therewith, subject to the following conditions:
 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 2. No development shall take place until full details of the materials to be used to clad the exterior of the walls of the proposed storage building have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
 3. No development shall take place until full details of landscaping works have been submitted to and approved in writing by the local planning authority. The approved landscaping works shall be carried out in the next planting season following the commencement of construction of the storage building. Any plants which, within a period of five years from the time of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the local planning authority give written consent to any variation.
 4. The storage building hereby permitted shall be solely used for the storage of materials in connection with the equestrian use of the site.

Reasons for the Decision

2. Although the application, the subject of this appeal, is stated as being for a sand school, storage building and driveway, it is clear that only the storage building remains in contention between the parties. The Council states that the use of the appeal site for equestrian purposes was granted under planning permission reference AL/43/09 dated 21 August 2009. That permission was

subject to a condition limiting the use of the site to personal use by the owner and preventing use for commercial purposes or any form of riding school. The Council's officer's report states that the sand school, driveway and associated turning and parking areas are acceptable. These have been constructed.

3. I consider that a storage building is reasonably necessary in connection with the permitted use of the site. The proposed storage building would be just over 20m long but it would be low in height and would be located close to the southern boundary of the site, and obscured from view from the lane to the south by the considerable amount of existing landscaping on the adjoining land. The proposed building would be glimpsed through the entrance to the appeal site but it would be seen in the context of the equestrian use of the site, and a collection of smaller wooden buildings further into the site used as stables and tack room. From further north in this part of the lane, which is unmade and carries very little traffic, the proposed storage building would be obscured by extensive landscaping along both sides of the lane.
4. It was clarified at the site visit that the building would have doors in its western end elevation, although these do not appear on the floor plan. The building would be constructed of concrete panels for the walls and a fibre cement roof, but the appellant has offered to clad the walls with timber weatherboarding or barn cladding to improve the appearance. Subject to that improvement and to the provision of additional landscaping, including trees and hedging around the access to the site, I do not consider that the proposed storage building would adversely affect the character and appearance of the area.
5. Although no longer in contention between the parties, the sand school and the driveway form part of the application the subject of the appeal. In my opinion, the sand school and the driveway are appropriate in relation to the equestrian use of the site which has already been granted planning permission.
6. The Council has referred to Policy C4 of the South East Plan, but following a statement by the Secretary of State on 06 July 2010, Regional Strategies such as the South East Plan have been revoked and I cannot therefore give any weight to Policy C4.
7. For the above reasons and having considered all other matters raised, including the views of the Parish Council, I conclude that the development, the subject of this appeal, is appropriate and would not adversely affect the character and appearance of the area. The proposal would therefore be consistent with Policies GEN3, GEN7 and DEV5 of the Arun District Local Plan (2003) and with the guidance in PPS7: *Sustainable Development in Rural Areas*.
8. In addition to the standard time condition for the commencement of works, conditions relating to the materials to be used and landscaping are necessary to achieve a satisfactory appearance for the completed development, and a condition regarding the use of the building is necessary to ensure it is only used for purposes ancillary to the equestrian use of the site.

RJ Yorke

INSPECTOR