

Recommendation Report for Planning Permission

REF NO: AL/99/19/PL

LOCATION: The Barn
Arundel Road
Aldingbourne
PO18 0JX

PROPOSAL: Mono pitched extension for storing hay to be produced from 2 hectares of grassland, together with winter welfare housing for "Pigmy" Goats.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to extend the existing barn (approved under AL/45/11/). It would extend the southern elevation of the barn by 6m all the width, would be characterised by lean to roof 3m high at the attachment to the barn and 2.5m at the norther elevation, would be covered with timber boarding with roof sheets above to match existing.
SITE AREA	42 sq. metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	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 contains the converted barn in flint with red brick dressing and slate roof with rear/side extension, the Barn situated to the south from the converted barn, outside of its curtilage alongside with Pond to the west.
CHARACTER OF LOCALITY	Predominantly rural with some housing consisting of converted barns and cottages.

RELEVANT SITE HISTORY

AL/69/19/PL	Erection of mono pitched extension to existing barn.	ApproveConditionally 31-10-19
AL/45/11/	Proposed timber clad building for tractor & grass cutting machinery storage & workshop	ApproveConditionally 14-07-11

AL/56/08/	Single storey side extension to replace previously existing lean-to. (Amendment to previously approved permission AL/1/08.)	Refused 27-06-08
		Appeal: Allowed+Conditions 29-01-09
AL/1/08/	Single storey extension to replace lean-to	ApproveConditionally 10-03-08
AL/93/07/	Change of use of agricultural land to domestic curtilage of Fernfield Barn with provision of swimming pool. (Departure from the Development Plan)	App Cond with S106 17-10-07
AL/57/07/	Single storey extension to replace lean-to	Refused 06-11-07
AL/35/03/	Conversion of existing barn into one dwelling	ApproveConditionally 15-07-03

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A

CONSULTATIONS

South Downs National Park

CONSULTATION RESPONSES RECEIVED:

The National Park Authority have no comments to make.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
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

Aldingbourne Neighbourhood Plan 2016 POLICY EE7

Rural buildings

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 and the relevant policy is EE7.

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 of the built up area boundary for which Local Plan Policy C SP1 states that development is generally unacceptable unless it falls into a certain category.

The proposal would accords with category a. 'for the operational needs of agriculture', since the extension is for storing hay and winter welfare housing for "Pigmy Goats".

VISUAL AMENITY

The extension would complement the scale and massing of the exiting barn, providing a satisfactory relationship between an existing and new and would be visually subservient. It would not disrupt from the traditional agricultural appearance of barn which is ancillary to the residentially converted barn. Therefore the proposed extension is considered acceptable.

RESIDENTIAL AMENITY

The closest dwelling is 2 Murrayfield Cottage to the north-east approximately 40m away whilst the proposed extension would extend the southern side of The Barn. The open part faces onto the Pond 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 extension 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.

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 neutral impact on the protected characteristics.

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:
DRW RA/042/JC Rev A 'Site Plan'
DRW RA/42/JC Rev A 'Block Plan'
DRW MT/1548/100 'Existing & Proposed Elevations and Plans'

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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 4 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.