

PLANNING APPLICATION REPORT

REF NO: **A/43/11/**

LOCATION: Herons Farm
 Dappers Lane
 Angmering

PROPOSAL: Demolition of existing bungalow and store & provision of new 2 storey dwelling & new storage unit

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for a replacement dwelling to be sited within the residential curtilage of the dwellinghouse. The proposed dwelling is to be a large 2 storey dwelling, with red brick and flint elevations and a hipped tiled roof.
SITE AREA	Approximately 4900 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Some trees would be affected by the proposed development, however given that they are set back within the site and not readily visible from the public domain they are not considered to be worthy of being placed under a tree preservation order.
BOUNDARY TREATMENT	Various hedging enclosing the site. Conifer hedging some 4m in height to southern and western boundary, various trees and metal wire fencing to north.
SITE CHARACTERISTICS	The site is occupied by a detached single storey dwelling with a flat roof car port to the north side. To the south east of the dwelling are 2No. large outbuildings which at present are used for the storage of garden maintenance equipment and logs, 1 being a timber and corrugated metal structure the other a concrete block building. Large greenhouse, static caravan and timber outbuilding to the east of the dwelling. Some of the buildings appear to be in disrepair. Garden area surrounding the site is currently overgrown.
CHARACTER OF LOCALITY	Sited within a rural location. Stables and various outbuildings to the south. Woodland to the north, grazing land to south with residential estate beyond. 'Woodlands' is a traditional style dwelling to south east of the site.

RELEVANT SITE HISTORY

A/108/89	Single storey extension to form granny annexe	Approved Cond + S106 16-10-1989
A/65/92	Change of use from riding school to livery stables and riding school	Approve 13-07-1992
A/80/92	Change of use from mushroom shed to storage of domestic washing machines and vacuum cleaners.	Approve Cond 07-10-1992
A/116/94	Renewal of Temporary Planning Permission A/80/92 for change of use from mushroom shed to storage of domestic washing machines and vacuum cleaners.	Approve Cond 04-11-1994
A/13/06/	Outline application for the demolition of existing retail unit & livery stables and erection of single detached dwelling. This Application is a Departure from the Development Plan	Refused 31-03-2006
A/35/70	Change of use to agricultural contractors yard and dwelling house	Refused 08-05-1970
A/189/79	Change of use of existing tack room to sale of animal foods	Approve Cond 13-06-1980

REPRESENTATIONS**Representations received:**

Angmering Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)
[GEN7](#)

Protection of the Countryside
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS7	Sustainable development in rural areas

POLICY COMMENTARY

PLANNING

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

PLANNING

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

The proposal represents a one for one replacement dwelling in a rural area and also for a replacement storage shed adjacent to the existing driveway. The property was approved under A/62/56 which did not restrict the dwelling to agricultural occupancy.

The existing dwelling is single storey with various outbuildings/barns/greenhouses located on the site. The site is located on a gently sloping site from north to south with the residential curtilage set back from Dappers Lane which is rural in appearance.

The existing garden is currently overgrown with various dilapidated buildings on the site. The replacement dwelling would be two storeys in height and the development would comprise of a main dwelling with a detached bin/bike store to remain and a new store building to be constructed adjacent to the existing driveway. The replacement dwelling would be located to the south of the existing bungalow and would therefore result in the removal of 2No. existing barn/outbuildings to facilitate the development.

The proposal does represent a significant increase in height, bulk and footprint to that of the existing dwelling. Whilst this is acknowledged, the existing site is large and the proposal would result in the removal of large outbuildings which are both similar in height and footprint to the dwelling proposed. Further given the scale of the site it is capable of accommodating a large detached dwelling similar in floor area to the existing dwelling and buildings it would replace. Due to the location of the site and distances maintained from other neighbouring buildings and uses it

would have no adverse impact upon the amenity of adjoining or nearby sites.

The proposed storage shed would have a greater height and footprint to that of the existing and it would readily visible from the Dappers Lane. Given its design and scale coupled with the materials matching that of the host dwelling the replacement structure is considered to be a visual enhancement to that of the existing structure.

The application is therefore recommended for approval, 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 No.s 9107/01 R2; 9107/05 R3; 9107/06 R1; 9107/02; 9107/03 and 9107/07 R1.

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 Within 1 month of the occupation of the two storey dwelling hereby approved, the single storey dwelling existing on the application site at the date of this permission shall be demolished, the debris removed from the site and the site cleared.

Reason: In the interests of the amenities of the locality and in order to prevent the formation of a two independent units of accommodation on the site in accordance with policies GEN3 and GEN7 of the Arun District Local Plan and Planning Policy Statement 3 'Housing'.

- 4 No development shall be carried out until the redundant outbuilding/barn existing on the application site at the date of this permission has been demolished, the debris removed from the site and the area cleared.

Reason: In the interests of the amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 5 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in

accordance with policy GEN7 of the Arun District Local Plan.

- 6 The storage shed building hereby permitted shall be used as a private domestic storage shed in connection with the dwellinghouse at Herons Farm, Dappers Lane Angmering hereby approved only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policy GEN7 of the Arun District Local Plan.

- 7 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 8 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, PPS3, PPS7

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