

PLANNING APPLICATION REPORT

REF NO: B/17/11/

LOCATION: Land opposite
Wepham Farm Barn
Wepham The Street Burpham

PROPOSAL: Proposed shed on horticultural land. This application lies within the South Downs National Park Authority.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for a hexagonal shed 3.6 metres in length and width and 3.4 metres to roof ridge height.
SITE AREA	Approximately 4890 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Sloping upwards from south to north.
TREES	The site is surrounded by a belt of mature trees and hedgerow. A number of trees have recently been planted in the interior of the site. None of the trees on the site would be significantly affected by the proposed works.
BOUNDARY TREATMENT	The site is surrounded by approximately 1.2 metre high timber post and rail fencing as well as trees and hedgerow in most places.
SITE CHARACTERISTICS	The site has been cleared and is now being used for small scale horticultural purposes. Various planting and landscaping has been undertaken throughout the site including plots of vegetable crops, groups of trees and pathways.
CHARACTER OF LOCALITY	The site is located outside of the built-up area, alongside a rural road that is bordered by an informal arrangement of dwellings of a variety of designs and scales interspersed with grass banks, trees and hedgerows and sections of flint walling. The surrounding area is part of the South Downs National Park and open fields and downland extend outwards behind the roadside development.

RELEVANT SITE HISTORY

PAA/37/10/	Proposed shed style erection at the North East edge of the site	Pre-app Issued 13-01-2011
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REPRESENTATIONS

Representations received:

Burpham Parish Meeting

No objection: The proposed hut is small, the materials used to build it in keeping with the area, and its location at the top end of the site, screened by shrubs, means that it will not intrude on the landscape or the neighbours.

One letter of support: As the nearest resident to this shed I have no objection whatsoever to the application.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Outside built-up area

Within Conservation Area

Within South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)
[GEN7](#)
[AREA2](#)

Protection of the Countryside
The Form of New Development
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPS5
PPS7

Delivering Sustainable Development
Planning for the Historic Environment
Sustainable development in rural areas

SUPPLEMENTARY POLICY GUIDANCE

XXX4

Supplementary Planning Guidance for
Advertisements.

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area and its impact upon the wider South Downs National Park.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Where the site is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area.

Where the site is located within a National Park, Section 61(1) of the Environment Act 1995 outlines the requirements of National Park status are of (a) conserving and enhancing the natural beauty, wildlife and cultural heritage of the areas; and (b) of promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public.

The impacts that the proposal may have on these objectives will be assessed.

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 follows pre-application advice issued under PAA/37/10/ in which the Local Planning Authority relayed that it found the provision of a shed on the site to be acceptable provided it was of a sympathetic design and restricted to a use relating to the horticultural operations taking place on the site.

The application site is located outside the built up area boundary where policy GEN3 of the Arun Local Plan indicates that development will not be permitted unless it meets the operational needs of agriculture, forestry, extraction of minerals, quiet informal recreation, diversification of the rural economy and other criteria. It is considered that the proposal qualifies as an exception to the general rule prohibiting development as it will provide quiet and informal recreation relating to a horticultural use.

It should be noted that, had the proposed works not accorded with the exception requirements stated above it is unlikely that planning permission would be granted. It is therefore considered that a condition should be attached to any approval given requiring that the shed is used for the purposes described in the application only (storage of gardening equipment and for shelter) and, should these uses cease, should be removed from the site, in order to safeguard the continued rural related use of the site.

The proposed shed is modestly sized and its timber design will assist its visual integration with the surrounding vegetation. It will be positioned towards the eastern extremity of the site, well away from the road which passes to the west and a public footpath which passes to the south. This will minimise its visual impact which will be further reduced by the amount of screening offered by large established trees which surround the site as well as landscaping within the site. It is therefore considered that the proposal will preserve the valued character and appearance of the Conservation Area and also would not conflict with the statutory purposes of the National Park under section 61 of the Environment Act 1995 namely (1) Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park; (2) Promoting opportunities for the understanding and enjoyment of the special qualities of areas by the public.

The shed will be positioned well away from any boundaries shared with neighbouring residential property, with all windows facing southward, overlooking the garden area. It is therefore considered that it will have no adverse impact upon the amenities of neighbouring residential

properties by way of forming an overlooking, overbearing or overshadowing element. Further, the modest size of the proposed structure means that it would be unlikely to encourage any significant increase in the intensity of the use of the site which may cause disturbance to neighbours.

It is therefore 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:-

HB PE 28.01;
HB PE 28.02A;
51/P03;

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 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended the premises shall be used for the purpose applied for only as detailed in the applicants Design and Access Statement dated 22nd May 2011 accompanying the application and for no other purpose.

Reason: To enable the Local Planning Authority to control the use of the premises in detail having regard to the preservation of the rural character and appearance of the surrounding area and the amenities of nearby residential properties in accordance with policies GEN3 and GEN7 of the Arun District Local Plan.

- 4 In the event of building for which permission is hereby granted ceasing to be used for the horticultural purposes described in the accompanying Design and Access Statement dated 22nd May 2011, it shall be demolished and removed from the site and the land restored to pasture or arable cultivation within 3 months of the cessation of such use or within such extended time as may be agreed in writing with the Local Planning Authority.

Reason: The site lies in a rural area within the South Downs National Park where development unrelated to the essential needs of agriculture and/or forestry would not normally be permitted in accordance with GEN3 of the Arun District Local Plan.

- 5 **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, AREA2

NATIONAL POLICIES: PPS1, PPS5, PPS7

SUPPLEMENTARY PLANNING GUIDANCE: CONSERVATION AREAS

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