

PLANNING APPLICATION REPORT

REF NO: B/25/11/

LOCATION: Lample House
Wepham

PROPOSAL: Shed to replace dilapidated structure. This application falls within The South Downs National Park Authority.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. This is a retrospective application. The shed measures 7.32 metres in length by 36.6 metres in width and 2.44 metres to eaves height.
SITE AREA	Approximately 5310 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site is on land elevated above the level of the passing road.
TREES	There are a number of mature trees on and around the site, none of which have been affected by the development.
BOUNDARY TREATMENT	The site is enclosed by a mixture of trees, hedging and timber post and rail fencing.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has painted render elevation walls and a tiled, hipped roof. The site is fairly large and is bordered by mature trees and fencing.
CHARACTER OF LOCALITY	The site is located outside of the built-up area alongside a rural road that is bordered by trees, hedgerow and grass banks with an occasional residential and agricultural buildings. To the east there are open fields and there is a community garden to the north. A public footpath passes along the northern boundary of the site. The immediate surroundings form a Conservation Area. The wider surroundings form part of the South Downs National Park.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Burpham Parish Meeting

It is a large shed and was built without planning permission. The hedge between the shed

and the public footpath has been removed and we believe the shed is built closer to the footpath than the demolished sheds. However, it does not affect other properties. Several trees were felled in the garden without planning permission.

Comments on Representations received:

Noted. This retrospective application will be judged against relevant planning policy in exactly the same way as a decision on an application made prior to development would be judged. The alleged felling of trees on the site has no bearing on the outcome of this application and is a separate matter that is being investigated by the Council.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

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	Protection of the Countryside
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment
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 the character and appearance of the Conservation Area.

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 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.

Sections 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.

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 building has already been erected, it is modestly sized structure and it has little visual presence on either the road or the footpath to the north. It is positioned close to Lample House, which is an established building, and is not considered to be a form of isolated rural development. The timber elevations also produce an appearance that is compatible with the rural surroundings. It is therefore considered that the shed has not eroded the rural character and appearance of the surrounding area and has preserved the character of the Conservation Area. Additionally, it has not compromised the objectives of Section 61(1) of the Environment Act 1995 which outlines the requirements of National Park status as being (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 shed is not positioned close to any site boundary shared with neighbouring residential properties and due to this, and its modest size, it is not considered that its presence is detracting from the amenities of neighbouring residents.

It is therefore recommended that the application is approved.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved relates to the following approved plans:-

Site Plan;
1:500 Plan;
1:50 Elevations;

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.

- 2 **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

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