**CL/18/05**

# PLANNING APPLICATION REPORT

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|---|---|---|
| DESCRIPTION/ ADDRESS | - | Field Shelter on existing concrete pad.<br>Dogwood House, The Street, Clapham. |

## THE SITE AND ITS SURROUNDINGS

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|---|---|
| DESCRIPTION OF APPLICATION | Provision of a field shelter with a pitched roof with a maximum height of 3m and an area of 5m x 15m. |
| SITE AREA | N/A |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Slightly lower than level of house approximately 3m. |
| TREES | None affected. |
| BOUNDARY TREATMENT | Boundary to rear (west) brambles 1.8m high. Leylandii to south side approximately 10m. |
| SITE CHARACTERISTICS | Detached dwelling - land to rear - fields - grassed. Accessed via existing gate and track. Area to south east was formerly a tennis court. Area of proposed field shelter already has concrete apron and houses timber building. Footpath to rear garden boundary. Stables adjacent on other side of field boundary. |
| CHARACTER OF LOCALITY | Rural. |

## RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| CL/17/77 | Erection of stables/hay store and tack room at bottom of plot. | Approved Conditionally 16th November 1977 |
| CL/6/86 | Proposed re-siting stable block. | Approved Conditionally 18th August 1986 |

## REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Clapham Parish Council | Awaited |
| Local Groups | None |
| Other | None |

## CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Conservation Officer | ~~Awaited~~ None |

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## POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Area of Outstanding Natural Beauty<br>Outside Built-up Area Boundary<br>Within Designated Conservation Area - On Boundary<br>Tree Preservation Order |

## DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH2, CH4, NE8
Arun District Local Plan : GEN3, GEN7, AREA9, AREA2, DEV5

## PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPS 7 - Sustainable Development in the Countryside
PPG 15 - Planning and the Historic Environment

## POLICY COMMENTARY

The above policies combine to describe the relevant development control criteria against which the application will be assessed particularly with regard to visual and residential amenity and the character of the area.

## COMMENT ON CONSULTATION RESPONSES

None.

## COMMENT ON REPRESENTATIONS RECEIVED

None

## ASSESSMENT OF PROPOSAL

## 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 there would be no materially adverse effect on visual or residential amenity or the character of the 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.

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## CONCLUSIONS

The proposal is very similar to that which was approved earlier in 1977, our ref (CL/17/77). The dimensions and siting of the building are virtually identical. This area of the site is well screened by trees to the south and stables to the west. The proposed field shelter would not therefore be readily visible in the landscape and the design of the building would be appropriate to this rural location. It would not detract from the landscape quality of the area and would blend into the surroundings. It would therefore be an acceptable type of development within the Area of Outstanding Natural Beauty.

The proposal would have no adverse effect on residential amenity and the proposal would have no adverse effect on visual amenity or the character of the area. It would not detract from the appearance of the adjacent Conservation Area. In accordance with Policy DEV5 of the Local Plan the proposal would not affect an area of Nature Conservation Importance. It would not result in an irreversible loss of the best and most versatile agricultural land. The area for the field shelter is already covered in concrete. The proposal is well relocated to the existing bridleway network and would not involve any additional parking or means of access. This would limit the cumulative impact of the development on the locality.

The application is therefore recommended for approval subject to the conditions set out overleaf.

**CLAPHAM** CL/18/05/

Field shelter on existing concrete pad.

Dogwood House
The Street
Clapham

**RECOMMENDATION**

**Approve Conditions**

1 The development hereby permitted shall be begun before the expiration of 5 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 stables hereby permitted shall only be used in association with the use of Dogwood as a dwelling and shall not be let out, or used for commercial purposes or in connection with any form of riding school.

Reason: In the interests of amenity and to enable the Local Planning Authority to regulate and control the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and the roof of the proposed building 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.