

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: CM/73/21/HH

LOCATION: Winterberry
Horsemere Green Lane
Climping
BN17 5QY

PROPOSAL: Erection of a car barn.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Erection of car barn measuring 5.4m by 5.4m, to be open fronted.

REPRESENTATIONS

Parish Council - Object

- Adequate additional car park on site.
- Out of keeping with area and detrimental to street scene.
- Pushing the built envelope of development closer to Horsemere Green Lane.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary.
TPO

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

CSP1 C SP1 Countryside

[Clymping Neighbourhood Plan 2015 Policy CPN11](#) Quality of Design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Part J.01 relates to buildings form and character and states that new development must ensure that the existing character and sense of place of an area is respected and enhanced. Part J.02 relates to building design and their scale and massing and states that development for new buildings or extensions to existing properties should have an appropriate scale determined by their context, function and positioning stating that buildings within coastal towns will tend to have a larger scale.

Clymping has a made neighbourhood Plan, Policy CPN 11 relates to the Quality of Design. It states proposed development must be of high quality of design and protect and enhance local character as assessed by the Clymping Character Assessment.

DESIGN AND VISUAL AMENITY

The car barn has been designed to accommodate 2 vehicles and will be located in place of an existing hardstanding parking area to the front of the property, behind an existing split rail and post fence. The car barn is to be built with a timber frame and finished with feather-edged weatherboarding with a plain tile dual pitched roof.

The car barn will be located to the front of the site, in front of the immediate building line set by neighbouring properties, however it is noted that the building line to Horsemere Green Lane is varied, given its rural nature. This is not seen as a reason to refuse this application.

The Parish have commented that the 'additional' parking is not required and that it will push the built boundary of the site, however the car barn is proposed 'instead of', not 'in addition to' parking on site.

Given its appropriate size, uncomplicated traditional design and use of traditional materials it delivers a bucolic development in an appropriate setting.

It is considered that the design and visual qualities accord with policies D DM1 of the Arun Local Plan and policy CPN 11 of the Clymping Neighbourhood Plan.

RESIDENTIAL AMENITY

There will be no overbearing or overshadowing impact on site from the proposed development given its isolated location at the front of site, this accords with policy D DM1 of the Arun Local Plan.

PROTECTION OF TREES

There is one Tree Preservation Order located near to the site. This tree is to the south of the site and will not be affected by the proposed development. There is a group of 5 pine trees running just to the north of the northern boundary. Plans show that the proposed car barn will not affect these trees to any great extent, as such the proposal will cause no adverse impact to the trees surrounding the site.

SUMMARY

Given the above it is recommended that the application be approved subject to conditions.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- Location and Block Plan W01
- General Arrangements W02
- Schedule of Materials (email dated 31/01/22)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 **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.