

PLANNING APPLICATION REPORT**REF NO:** FG/161/09/**LOCATION:** Northdown Farm
Arundel Road
Patching**PROPOSAL:** Steel framed extension to existing parlour building.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for a replacement building measuring 24m by 35m long with a ridge height of 7m. It would have Olive Green profile sheet walls and Natural Grey clad roof to match the existing building.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Farm is located on top of a hill.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Post and rail fencing to front of buildings and along road approximately 1.6m high.
SITE CHARACTERISTICS	Established farm complex. Mix of agricultural buildings - hay store, traditional style single storey building with plain tile roof and brick elevations and green and grey metal cladding to other modern storage buildings. Building to be removed is very similar to that proposed in both design and colour.
CHARACTER OF LOCALITY	Predominantly rural.

RELEVANT SITE HISTORY

FG/78/03/AG	Prior Notification for proposed new building.	No Objection 14-11-2003
FG/5/48	Addition and reinstatement	Approve Cond 24-09-1948
FG/72/77	Cow housing	Approve Cond 05-10-1977

REPRESENTATIONS

Representations received:

Parish Council representation:

Other representations:

None

Comments on Representations received:

Comment on Parish Council representation:

Comment on other representations:

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Area of Outstanding Natural Beauty

Outside Build-up Area Boundary

Public Right of Way

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[AREA9](#)
[GEN3](#)
[GEN7](#)

Area of Outstanding Natural Beauty
Protection of the Countryside
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1
PPS7

Delivering Sustainable Development
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 visual and residential amenity.

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 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 proposed extension would replace an existing structure on the site. The building to be demolished is an outdated cubicle house. The footprint of the extension would be very similar to that of the existing building. The design and materials of the building would match the other existing structures on the farm complex and would be appropriate for the use. The building would be located within the complex and would not be expanding the built form into the surrounding countryside. Visually it would be integrated into the existing farm buildings and would not be prominent or obtrusive in the landscape or detract from views into or out of the AONB.

A letter from the applicant received on 24th December 2009 indicates that the proposed building is necessary for agricultural purposes to enable the farm to continue milk production.

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 This permission relates to the following approved plans drawing nos. 1314/01,1314/02, 1314/03 and 1314/04 .

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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 amenity or the appearance of the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3,GEN7, AREA9

NATIONAL POLICIES: PPS1,PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.