FG/75/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Re-roofing and refurbishment of existing buildings to one single building for use as a garden centre, together with the use of the rear land for open storage Country Fayre, Littlehampton Road, Ferring

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	
SITE AREA	3.489 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mostly flat
TREES	None
BOUNDARY TREATMENT	Hedging to side
SITE CHARACTERISTICS	Single storey nursery retail unit of pitched roof sheds. The front façade has a mural with pink pantile roof. An office is forward of the building to the side. There is an existing access through to the rear of the site where there is a storage area.
CHARACTER OF LOCALITY	Rural area of nursery sites and garden centres.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/164/06	Re-roofing of refurbishment of existing garden cente plus utilising rear land for overflow car parking.	Withdrawn 21/2/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection - no alterations are shown to the car park. Recommendation is to improve the car park layout. With regard to the open storage area, this should not be used for additional car parking or additional retail space.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, LOC2, NE8
Arun District Local Plan : GEN3, GEN7, DEV6, DEV32

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the countryside.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed.

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 conflict with relevant Development Plan policies in that increase in the impact of the increased height of the support walls will create a negative impact on the countryside.

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 site is a garden centre which comprises a number of sheds joined together to give an open sales interior. To the front of the site is false façade.

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CONCLUSIONS

The existing height of the building is 4 metres high. The proposal is to increase the height to 8 metres. At the same time it is proposed to change the supporting external walls with metal sheeting. All the metal cladding would be green. The structure would measure 107m x 107m. The increased, doubling in height, combined with the new walling would create a visual intrusion in the countryside.

Whilst it is acknowledged that the existing building does not make a positive contribution, and would benefit from upgrading, the proposal would visually create a large green box.

The rear area is included in the current Section 106 Agreement however details of the exact nature of the storage, where and how much, is required, to ascertain the effects of the proposal, to use the rear land for open storage.

The replacing of the existing roof with a green metal sheet across the existing sheds, at the existing height would be acceptable, however, due to the doubling in size of the height, the proposal is considered to be a visual intrusion in the countryside and therefore it is recommended that the application is refused for the reasons set out overleaf.

RECOMMENDATION

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TOWN AND COUNTRY PLANNING ACT 1990

ARUN
DISTRICT COUNCIL

Application Ref: FG/75/07/

RECOMMENDATION

1 **To Addressee**

2 **Site Address**

Country Fayre
Littlehampton Road
Ferring

3 **Description of Development**

Re-roofing and refurbishment of existing buildings to one single building for use as a garden centre, together with the use of the rear land for open storage

4 In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

RECOMMENDATION

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REASON 1 The proposal, because of its scale height massing and design, would affect adversely the visual amenities of the locality in that it would be obtrusive in the landscape and prominent from surrounding viewpoints in conflict with policies LOC2 of the West Sussex Structure Plan and GEN3 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs S Leeson

18th July 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT