

PLANNING APPLICATION REPORT**REF NO:** LU/207/11/**LOCATION:** Land North of Hunters Lodge
Lyminster Road
Littlehampton**PROPOSAL:** Erection of 1no. holiday home (resubmission of LU/54/11)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal is for a detached chalet style dwelling measuring approximately 9.5 metres in length by 7 metres in width and 5.3 metres in height.
SITE AREA	Approximately 247 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat. The plot has been levelled, the land to the east of it is elevated.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The western boundary, which flanks Lyminster Road, is marked by approximately 2 metre high hedging. The southern boundary is marked by a combination of the flank wall of a detached garage belonging to Hunters Lodge and an approximately 1 metre high timber fence. Approximately 2 metre high timber featherboard fencing has recently been erected on the northern and eastern boundaries.
SITE CHARACTERISTICS	The plot has been fenced off and cleared of overgrowth in its interior. It is screened from the road by hedging.
CHARACTER OF LOCALITY	The site is located Outside of the Built-Up Area alongside a main road. The road, where it passes the site, is lined by trees and hedging which contribute towards a broadly rural appearance. There is intermittent housing and horticultural buildings set behind the screening. To the north there is a greater concentration of dwellings, generally on the western side of the road whilst the eastern side is bordered by open fields.

RELEVANT SITE HISTORY

LU/54/11/	Erection of new dwelling (Departure from the Development Plan).	Withdrawn 31-05-2011
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REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

One letter of objection from West Sussex Wildlife Protection: Land needs checking for possible wildlife habitation.

Comments on Representations received:

Noted. The plot was cleared prior to the planning application being submitted. Legal protection of wildlife is covered by the 1981 Wildlife and Countryside Act.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Strategic Gap

Class A Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)

[GEN7](#)

[AREA10](#)

[DEV34](#)

Protection of the Countryside

The Form of New Development

Strategic Gaps

Tourist Accommodation and Attractions

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS7

Sustainable development in rural areas

SUPPLEMENTARY POLICY GUIDANCE

XXX3

Good Planning Practice Guide on Tourism

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 the residential amenities of the adjoining properties, nor would it have 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

COUNTRYSIDE DEVELOPMENT: The site lies outside of the built-up area where the principle of development is deemed unacceptable. Arun District Local Plan Policy GEN3 sets out specific exceptions in which development would be looked upon more favourably. Criterion (iii) of this policy states that development that will contribute towards a diversification of the rural economy qualifies as an exception. The proposal is for holiday accommodation that is encouraged, for seaside resorts as well as less traditional settings, under Arun District Local Plan Policy DEV34.

Paragraph 2.5 of The Good Practice Guide on Planning for Tourism (2006) specifically states that tourism aids diversification of the rural economy and supports the use of local facilities such as shops and pubs. It is considered that the proposed tourist accommodation would help diversify the rural economy by way of supporting rural tourism and, therefore, would be an acceptable form of countryside development in principle. Paragraph 37 of PPS7 - Sustainable Development in Rural Areas states an expectation that tourist accommodation requiring new buildings is located within or adjacent to existing towns and villages. The site is adjacent to Littlehampton and Lyminster, with good links provided by a frequent bus service that passes by and is therefore considered to accord with this expectation.

STRATEGIC GAP: The site is also located within a Strategic Gap, in which there are further requirements that must be met in order for development to be seen as acceptable. It is not considered that development of this scale, amongst an established group of buildings, will compromise the objectives of the strategic gap designation as it will not erode the buffer maintained between the settlements of Littlehampton and Middleton-On-Sea. Further, it has been demonstrated above that the proposed development is consistent with the requirements of Arun District Local Plan Policies GEN3 and DEV24, relating to countryside and tourist development respectively.

CHARACTER & APPEARANCE: The proposed chalet style building is modestly sized, in keeping with the small dwellings on adjacent sites, and will therefore appear in keeping with its surroundings as well as have a minimal visual impact, ensuring that the overall character and appearance of the surrounding area is maintained.

The principle of the development is only acceptable due to its ability to contribute towards diversification of the rural economy. If the building was to be used as a private residential dwelling this benefit would not be felt and the building would be in conflict with national and local planning objectives for development within the countryside. It is therefore considered that any given approval must be subject to strict controls regarding the use of the building to ensure it continues to serve its purpose as tourist accommodation and appropriate conditions must be attached to ensure this.

It is therefore recommended that the application is approved, 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

DWG 003;

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.

- 3 The tourist accommodation hereby approved shall be used for individual lets for up to and no more than 28 consecutive nights and shall at no time be occupied, let or sold as a separate unit of residential accommodation.

Reason: To preserve the availability of the accommodation as a holiday let in accordance with policy DEV34 of the Arun District Local Plan and to prevent the establishment of permanent dwellings in the open countryside in accordance with policies GEN3 and GEN7 of the Arun District Local Plan.

- 4 **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, AREA10. DEV34

NATIONAL POLICIES: PPS1, PPS7

GOOD PRACTICE GUIDE ON PLANNING FOR TOURISM

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