

MD/4/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Swimming pool and pool house (amendment to MD/3/04) Stable House, Madehurst, Arundel
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to increase the length and width of a previously approved pool/pool house to 8.6m by 5.5m from 5m by 3m. The site is outside the residential curtilage, but has previously been granted approval. The materials remain as previously approved.
SITE AREA	0.6 hectare
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly undulating land.
TREES	Mature trees on the boundary.
BOUNDARY TREATMENT	Picket fencing and mature hedging.
SITE CHARACTERISTICS	Single storey brick painted white, tiled roof. To the side is a large detached garage and ancillary accommodation. To the front of the site is a grassed area with a small embankment to the side. Small trees planted along the western boundary.
CHARACTER OF LOCALITY	Rural hamlet, mostly farmland. Some linear housing. Adjacent to 2-storey house (Orchard Cottage).

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
MD/3/78	Outline for conversion of stable into one dwelling and use existing house as garage.	Approved Conditionally 21/06/78
MD/1/01	Proposed sunroom, lobby, carport and minor alterations to existing dwelling.	Approved Conditionally 09/03/01
MD/3/04	Games room over garage, bedroom and balcony within house and swimming pool and poolroom within grounds.	Approved Conditionally 01/12/04

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Madehurst Parish Meeting	Awaited
Local Groups	None

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC2, CH2 Arun District Local Plan : GEN3, GEN7, AREA9
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PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPS 7 - Sustainable Development in Rural Areas
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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.
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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:- <i>"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."</i> The proposal is considered to comply with relevant Development Plan policies in that the principle of a pool/pool house has already been approved in this location, outside of the residential curtilage and therefore the changes to the design and layout are only minor and would not significantly alter any impact on the countryside.
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MD/4/07**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND****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 lies outside the built-up area boundary and is therefore in the countryside. The property was originally stables which have been converted to a residential property.

The principle of the pool and pool house has been established by MD/3/04 on the proposed site, despite the site being outside the residential curtilage. Therefore it has been established that the red edge is now correct as what should have been the blue edge was accepted as red edge and development approved in this area.

Given this, the proposed alterations to the pool and pool house are acceptable as relatively small alterations. This will now measure 5.5m by 8.5m. This is an increase of 3 sq.m. The overall size is comparable to the adjacent house Orchard Cottage which measures 11.5m x 8m. However, given the above, as there are no other detrimental effects on neighbours such as overlooking as it is well screened, then it is recommended the application is approved subject to the conditions set out overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: MD/4/07/

1**To Addressee****2****Site Address**

Stable House
Madehurst
Nr Arundel

3**Description of Development**

Swimming pool & pool house (amendment to MD/3/04/)

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

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CONDITION 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).

CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed building extension 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.

CONDITION 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Stable House as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

CONDITION 4 No work shall be carried out on the site unless and until details of the bund, including planting details have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the environment of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 5 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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 or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise. In this case, planning approval has already been granted for a pool house in this location.

RECOMMENDATION

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RELEVANT POLICIES **STRUCTURE PLAN: DEV1, LOC2****LOCAL PLAN: GEN3, GEN7****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.

Case Officer: Mrs S Leeson

