APPLICATION REF: PA/13/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Three compartment kiosk, gas cylinder room, gas dosing equipment room and control panel room, Patching Water Supply Works, Long Furlong, Patching.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The three compartment kiosk will measure approximately 7m in length, 3.5m in depth and 2.5m in height.
SITE AREA	Approximately 1.3 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Land rises to east, site is lower than main road (A280) Long Furlong Road,
TREES	Tree screening to the east of the site approximately 6m in height.
BOUNDARY TREATMENT	Mesh type fencing on concrete posts to Long Furlong Road approximately 2m in height, mesh type fencing on concrete posts to Michelgrove Lane, rear boundary has tree screening.
SITE CHARACTERISTICS	Turret style two storey building, tower design with flint elevations. Green kiosk, single storey brick built pump house building and timber shed within site. Front entrance gates and driveway pass residential property 'Sleepy Hollow'.
CHARACTER OF LOCALITY	Rural location, main road A280 adjacent to site, public bridleway along site boundary surrounded by open farmland.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
PA/25/01	Proposed building for plumbosolvency plant.	Approved/Conditionally 25-01-2002.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Patching Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection in principle provided that a condition be imposed regarding provision of surface water drainage.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty Outside Built Up Area Boundary

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Area of Special Control for Advertisements Class A Road

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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.

COMMENT ON CONSULTATION RESPONSES

Noted – a condition to be imposed regarding provision of surface water drainage.

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 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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding rural area and Area of Outstanding Natural Beauty.

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 within an Area of Outstanding Natural Beauty and the proposed three compartment kiosk will be sited to the east of the existing pumping station building and will be screened by existing trees from Long Furlong Road. The building is of a moderate size and height and will house a new gas cylinder room, gas dosing equipment room and control room and will be similar in appearance to the existing pump house building.

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CONCLUSIONS

The neighbouring property within the site is approximately 60m from the proposal and although the building would be visible it is considered that this would be of minimal visual impact against the existing setting.

Furthermore, it is not considered that the proposal would be harmful to the visual quality and characteristics of the Area Of Outstanding Natural Beauty and the local landscape.

It is therefore recommended that planning permission should be granted subject to the conditions set out overleaf.

PATCHING PA/13/06/

Three compartment kiosk, gas cylinder room, gas dosing equipment room and control panel room

Patching Water Supply Works
Long Furlong
Patching

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 No development shall be carried out until a schedule of materials has been submitted to and where so required by the Local Planning Authority sample panels of the external finishes have been constructed on the site, and approved by the Local Planning Authorit 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 th interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plar and GEN7 of the Arun District Local Plan.

3 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has bee submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: In order to prevent pollution of controlled waterss by ensuring the provision of a satisfactory means of surface water disposal in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.