

PLANNING APPLICATION REPORT

REF NO: PA/15/09/

LOCATION: Land at North West of
Myrtle Grove Farm
Patching

PROPOSAL: Erection of replacement stables building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for a replacement stable building measuring 18m x 3.6m in area and 3m in height. The Stables have a corrugated roof with shiplap boarded elevations.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Approximately 2m high close boarded fence on southern boundary. Post and wire to north.
SITE CHARACTERISTICS	Existing timber stable block in use. End section used for storage. Hard surface to front of stables oduline roofing. Gated access from road to side. Path at end of stables some storage of equine materials on fence on southern boundary. Two storey dwelling to south east.
CHARACTER OF LOCALITY	Predominantly rural. Dwellings and stabling on hillside adjacent near to farm buildings.

RELEVANT SITE HISTORY

PA/5/80	Erection of timber frame building for winter housing	Approve Cond 27-08-1980
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REPRESENTATIONS

Representations received:

Patching Parish Council
Awaited.

One letter of support - Proposal will not have any visual impact on enjoyment of nearby property. Site is tidy and excellently organised. Happiness and good manners of children and conscientious care of animals has been observed.

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Environmental Health

Consultations responses received:

County Highways - It would be beneficial to demonstrate satisfactory car parking. Proposed stables are unlikely to result in any material increase. Car Parking should not exceed maximum standards.

Environmental Health - No comments.

Comments on Consultation responses:

Comments noted. There is adequate space for car parking near the site. The stables are linked with sites in the area also owned by the applicant. The stables are a replacement of previous stables at the site and parking and access have not resulted in highway concerns previously.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area Boundary

Within Area of Outstanding Natural Beauty

Rights of Way

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	AREA9	Area of Outstanding Natural Beauty
	DEV5	Horse Related Development
	GEN7	The Form of New Development
	GEN3	Protection of the Countryside

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	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 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

The stable buildings are a replacement and are appropriate for their use in terms of their scale, materials and design. They are not unduly prominent in the landscape and satisfactorily blend into the rural setting in terms of their siting. They are located close to other buildings in the vicinity which help to screen the buildings from direct views. The buildings are not readily visible. This part of the site is already used for stabling.

The proposal complies with Policy DEV5 in that it does not result in an irreversible loss of the best and most versatile agricultural land, it does not detract from the landscape quality of the area within the AONB, the site is located to the existing bridleway network and access and parking is acceptable.

The proposal is therefore recommended for approval subject to the Conditions set out overleaf.

RECOMMENDATION

APPROVE

- 1 This permission relates to the following approved plans CA1 and does not relate to the L-shaped stable block within the blue edge and annotated as Certificate of Lawfulness required.

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

- 2 **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.

RELEVANT POLICIES

LOCAL PLAN: GEN3,GEN7,DEV5,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.