PLANNING APPLICATION REPORT

REF NO: **PA/2/12/**

LOCATION: Patching Livery Stables
Michelgrove
Patching

PROPOSAL: Relocation of existing wc to extended space off existing stables (this application lies within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the formation of a single-storey lean-to extension measuring 3.6 metres in length by 1.5 metres in width to an existing stable building.
SITE AREA	Approximately 14 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Approximately 1.5 metre high timber post and rail fencing surrounds site.
SITE CHARACTERISTICS	The site is occupied by a number of timber buildings employed in equestrian related uses. Buildings are surrounded by a yard area, a sand school and paddocks.
CHARACTER OF LOCALITY	The site is located on a narrow rural lane, outside of the built-up area and within the South Downs National Park and is surrounded by open fields, paddocks and downland. There is a pair of dwellings further to the west. A public footpath passes the site to the west.

RELEVANT SITE HISTORY

PA/9/05/	Replacement stables and Equine storage barn	Approve Cond 04-10-2005

REPRESENTATIONS

Representations received:
Awaited.

Comments on Representations received:
None.

CONSULTATIONS

Planning Solicitor

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area
South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV5	Horse Related Development

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 proposed extension is a minor addition to an existing building that forms part of an established group of stables. As such, it is not considered that it will result in an isolated and intrusive presence that would erode the rural character and appearance of the surrounding area. It is also considered that it will support the current equestrian use of the site which is considered to be an appropriate use of rural land.

The minimal visual impact of the proposal will ensure that it would not conflict with the statutory purposes of the National Park under section 61 of the Environment Act 1995 namely (1) Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park; (2) Promoting opportunities for the understanding and enjoyment of the special qualities of areas by the public.

It is considered that the extension will relate sympathetically towards the existing building, the lean-to roof simply continuing the existing roof slope and allowing for an effective visual integration. The modest scale of the extension will also prevent it from appearing overly dominant, with a visually subservient relationship maintained.

There are no residential buildings within the immediate vicinity and, as such, it is not considered that the proposal will detract from residential amenities in any way.

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:-

2011-521-001;
2011-521-002;
2011-521-003;
2011-521-004;

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 materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy 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, DEV5

NATIONAL POLICIES: PPS1, PPS7

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