

PLANNING APPLICATION REPORT

REF NO: P/90/11/

LOCATION: Church Farm Holiday Village
Church Lane
Pagham

PROPOSAL: First floor balcony to owners leisure and relaxation facility & enlargement of garden amenity space

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to add a balcony to the recently constructed leisure building approved by P/124/10/.
SITE AREA	0.07 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Currently a grassed area adjacent to Becketts Barn which is brick/flint, tiled roof and fenced off sports area. The site is located close to the sales and reception area.
CHARACTER OF LOCALITY	The site is a caravan park in a semi-rural location.

RELEVANT SITE HISTORY

P/124/10/	New building adjacent to existing reception building to provide owners leisure and relaxation facility (re-submission following P/91/10/)	Approve Cond 15-02-2011
P/34/11/DOC	Application for approval of details reserved by conditions 3 & 4 relating to P/124/10/	Approved 17-05-2011

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Southern Water Planning
WSCC Local Development Divis.
English Heritage

Consultations responses received: COUNTY HIGHWAYS

No objections were received on the previous application P/34/11. Based on the submitted information there would be no concerns received.

ENGLISH HERITAGE

The application is for the addition of an extended first floor balcony and associated garden feature to the recently constructed leisure facility. The site is within the constraint boundary relating to Schedule Ancient Monument WS319 Becketts Barn, and adjoining earthworks.

In entailing further ground intervention, this could potentially impact buried archaeological remains relating to the Scheduled Monument Consent. However, a recent pre-determination programme of archaeological evaluation undertaken in 2010 prior to the development indicate the existence of made ground over the development site which confirmed that significant archaeological deposits were present only at levels below 1.45 metre AOD. It would be necessary for foundation design for this development to reflect this level of sensitivity.

The proposed construction would represent an addition to the footprint and massing of the existing building, although an incremental feature it should not represent any substantial additional adverse impact on the setting and character of the Scheduled Monument. Materials should be fully consistent with the host building. In time the enclosed planting would mitigate the visual impact. No objection.

Comments on Consultation responses:

Comments noted. The archaeological written scheme of investigation was submitted and approved by P/34/11/DOC.

POLICY CONTEXT

Designation applicable to site:

Outside the Built-Up Area Boundary
Scheduled Ancient Monument
Listed Building Grade II
Class C Road
Site of Scientific Interest

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPTSR2	Rural Tourism
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA16	Ancient Monuments + Sites of National Archaeological Import
	DEV35	Tourism Development Requiring a Coastal Location

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth
PPS5	Planning for the Historic Environment
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. Most importantly, it will not have any detrimental effects on the Ancient Scheduled Monument or setting of the Listed Building of Becketts Barn.

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

PRINCIPLE

The site lies Outside the Built-Up Area Boundary and within Scheduled Ancient Monument and therefore any development must be sensitive to the location. An approval for the Leisure Building under the Reference P/124/10/ has been implemented and the building has been erected.

PPS5 PLANNING FOR THE HISTORIC ENVIRONMENT:

This Policy Statement recognises that a pragmatic approach needs to be adopted when re-using or developing within or close to Listed Buildings the design of a development affecting the setting of a heritage asset may play an important part in determining its impact. In this case the site is both a Listed Building Grade II and a Scheduled Ancient Monument. This proposal is to extend 4m in depth at first floor level to provide a balcony, with steps down to the garden area. The proposed materials are a galvanised steel frame and panels to be laminated glass with timber decking and timber balustrade. The glazing and frames will be smoke grey to match existing. It is considered that this is satisfactory and in keeping with the existing building and English Heritage have raised no objections.

EFFECTS ON THE LISTED BUILDING AND SCHEDULED ANCIENT MONUMENT:

The site is within the area of Pagham Harbour which was an important port until the 14th Century, when the sea encroached onto the harbour which led to silting which has now produced the nature reserve. Church Farm itself was part of the Pagham Rectory which in the 13th Century was associated with Thomas a Beckett and Archbishops of Canterbury. There are Bronze Age and Saxon deposits known on the site.

Becketts Barn is of a 13th Century flint and brick barn and has been converted to provide the Parks reception facilities. The existing leisure building was recently approved and the proposed balcony extension is considered to be in-keeping with the character of the building. It is, therefore, considered that the proposal will not detract from the character and appearance of Becketts Barn.

NEIGHBOUR AMENITY:

The site is located within the existing holiday park site with no immediate residential properties. The balcony only overlooks the park site and therefore it is considered that the proposal will not result in any significant loss of residential amenity such as overlooking.

SUMMARY:

The proposed extension is within a Scheduled Ancient Monument and adjacent to a Listed Building. The proposed balcony is designed in character with the existing building. The proposal is not considered to result in visual or physical harm to either the Listed Building or Scheduled Ancient Monument. Therefore, it is recommended that the application is approved with 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 drawing numbers 3150-500, 3150-510, 3150-511, 3150-512, 3150-521, 3150-522, 3150-523 revA.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN 7 of the Arun District Local Plan.

- 3 The materials and finishes of the glazing and panels 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

SOUTH EAST PLAN: TSR2,

LOCAL PLAN: GEN3, GEN7, AREA16

NATIONAL POLICIES: PPS1, PPS4, PPS5

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