WA/62/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Conversion of existing garage and store to provide additional guest bedroom accommodation in connection with conference use Riverwood Conference Centre, Yapton Lane, Walberton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to convert the garage and store into 6no. en suite bedrooms
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Mature hedge screen approximately 3m. all round.
SITE CHARACTERISTICS	Two storey brick dwelling with concrete tiled roof and side conservatory. To the side of the dwelling, forward of the building is a double garage brick and abutting this is a pitched roof store with double wooden doors.
CHARACTER OF LOCALITY	Rural location with some sporadic dwellings attached and nurseries in linear design. The side is adjacent to a commercial garage.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WA/105/05	Use of premises as a Christian retreat and training facility for non residential and residential use.	Approved Conditionally 13/2/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Walberton Parish Council	No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, LOC2
Arun District Local Plan : GEN3, GEN7

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

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 and neighbours.

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:-

"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 the change of use from a garage/store to accommodate 6no. extra bedrooms will not cause any adverse effects on the countryside as the proposal is to convert an existing building. The immediate neighbour is 20 metres away and owned by the applicant.

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 comprises of Riverwood and Rosewood, formerly dwellings which have recently

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CONCLUSIONS

been granted consent to convert to a residential conference centre (WA/105/05).

The proposal is to convert the existing garage/store to an additional 6no. en suite bedrooms. This will not entail any significant alterations to the buildings other than the fenestration.

The proposal will not create any adverse effects on neighbours as the nearest neighbouring property is The Lazy W which is in the same ownership as Riverwood Conference Centre.

As there would not be any adverse effects on either neighbours or the countryside, it is recommended that the application is approved subject to the conditions set out overleaf.

RECOMMENDATION WA/62/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: WA/62/07/

1 **To Addressee**

2 **Site Address**

Riverwood Conference Centre
Yapton Lane
Walberton

3 **Description of Development**

Conversion of existing garage and store to provide additional guest bedroom accommodation in connection with conference use.

4 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

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 The accommodation hereby permitted shall be occupied solely for purposes ancilliary and/or incidental to use of Riverwood Conference Centre and shall not be used as a separate unit of residential accommodation.

Reason: The site is outside the defined built-up area where permission for residential development would not normally be granted.

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

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