PLANNING APPLICATION REPORT

REF NO: **WA/87/11/**

LOCATION: Bramble Barn
Binsted Lane
Binstead

PROPOSAL: Proposed orangery

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed orangery on the rear south side elevation measures approximately 6.3m in width, depth of 4.3m and a maximum height of 4.5m in height.
SITE AREA	Approximately 0.16 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Flint walling to front that varies in height from 1.5m to 1.8m, walling to south side which lowers in height towards the rear, ranch type wooden fencing to rear approximately 1.2m in height then open fields.
SITE CHARACTERISTICS	Two storey converted barn with single storey addition to front southern side, converted outbuilding on south side boundary. The property has flint walls with birck detailing and a slate roof.
CHARACTER OF LOCALITY	Rural location with sporadic housing. The site is bordered by kennels to the north, open fields to the east and south sides.

RELEVANT SITE HISTORY

WA/32/91	Change of Use from redundant agricultural building to domestic dwelling	Approve Cond 06-01-1992
WA/49/93	Change of Use from redundant agricultural building to domestic dwelling	Approve Cond 08-10-1993
WA/74/00/	Conversion of garage to kitchen, change of use of land to residential curtilage, conversion of stables and new carport/store	Approve Cond 22-02-2001

WA/85/04/	Addition of loft conversion to existing residential property, already in use	Approve 03-12-2004
WA/36/05/	Reduction of triple garage to a double garage with internal alterations to move existing utility and enlarge kitchen. External alterations to existing doors & windows together with infilling of the garage door opening nearest the barn.	Approve Cond 09-05-2005
WA/39/08/	Conversion of outbuilding to guest accommodation and new double garage/ billiards room	Approve Cond 11-08-2008
WA/67/08/	Proposed barn to house swimming pool	Approve Cond 18-12-2008
WA/15/09/	Demolish redundant stable, erect new barn to comprise swimming pool/billiards room and guests accommodation.	Approve Cond 14-05-2009
WA/54/11/	Conversion of existing garage into study.	Approve Cond 06-09-2011
WA/95/11/	Erection of a single storey barn style garage with two closed bays, one open bay, storage and log store.	Approve Cond 05-01-2012

REPRESENTATIONS

Representations received:

Walberton Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area
Area of Special Control for Advertisements
PDR Restriction on WA/49/93, building shall not be extended or altered in any way
Building of Special Character
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN22	Buildings or Structures of Character
	DEV19	Extensions to existing residential buildings

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, nor would it have an adverse impact upon the established character of the surrounding rural 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 barn conversion is a Building of Special Character and lies within a rural area with sporadic housing and is surrounded by open fields to the east, boarding kennels to the north and a stable to the south of the site.

The application seeks to construct an orangery on the south side of the previously extended single storey section of the dwelling. Plans were initially received for a conservatory with lantern roof light and these were considered unacceptable due to its modern style appearance and not appropriate on this barn conversion. Substitute plans have now been submitted with a traditional style structure which reflect the vernacular form and the materials proposed are more in keeping with the property. The proposed orangery which will be positioned adjacent to the kitchen has a width of 6.4m, depth of 4.3m and a height of 4.5m. The walls will be constructed in brick reflecting the brickwork on the original building and the pitched slate roof will be no higher than the existing roof height. There are windows on the east and western side with glazing on the upper level on the front elevation.

There are no properties within the immediate vicinity and to the rear of the site are open fields. The proposal is set back from the front of the site by approximately 10m and although visible in the street scene would not be of an obtrusive nature, nor would it harm the character and appearance of the surrounding rural area.

It is therefore recommended to approve the application, 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: Site 1:1250 received on 9th November 2011,
Block 1:500, Floor/Elevations/Roof 1:100 Drg No DPA-01 Rev 02 received on 18th January 2012.

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

3 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, character and appearance of the rural area by endeavouring to achieve an extension of visual quality 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, GEN22

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.