PLANNING APPLICATION REPORT

REF NO: W/7/08/

LOCATION: Land at junction of
Burpham Road & The Street
Warningcamp

PROPOSAL: Construction of a single storey building for use as a field shelter for horses & storage of hay

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for a field shelter and hay barn measuring 8.4m x 3.6m in area, with a height of 2.7m. The building will be located adjacent to the existing stable block. The roof would compromise Onduline corrugated roof sheeting and the elevation would be shiplap boarding
SITE AREA	.9 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat. Land rises away from road. Existing stables area at a lower level than Burpham Road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to 1 - 2m increases in height behind existing stables.
SITE CHARACTERISTICS	Field is adjacent to road junction. Bus stop shelter is located on site frontage and has a sloping roof and dark stained timber elevation. Stables already existing on site have corrugated sloping roof with green stained timber elevations. Hard surfaced area in front of stables.
CHARACTER OF LOCALITY	Rural some detached residential dwellings to south east of varying design and age.

RELEVANT SITE HISTORY

W/3/99/	Erection of 2 stables, 1 hay barn and 1 tackroom for horses.	Approve Cond 05-08-1999

REPRESENTATIONS

Representations received:

Warningcamp Parish Meeting

No objection in principle. The existing hedge adjoining Burpham Road should not be interfered with either by the new building or during the construction works. It is felt that as a condition of the planning permission the applicant should provide off-street parking. At present the applicant parks her van beside the gate into the field where it causes a major traffic hazard to cars wishing to turn into Burpham Road from The Street, particularly as it is difficult to see vehicles coming from Burpham.

Comments on Representations received:

The existing hedging is not within the red edge of the application and is outside the control of the applicant. The provision of on site parking would not be appropriate. Formalising parking and access within the site would detract from the appearance of the landscape. The proposed building is unlikely to significantly increase traffic generation at the site and the imposition of a condition in this respect would not be reasonable or justified in relation to this application.

CONSULTATIONS

South Downs Joint Committee

Chairman - Conservation Area Advisory Committee

Consultations responses received:

Conservation Area Advisory Committee - No Comment.

South Downs Joint Committee:
I believe this site is that for which an application for stables, hay barn and a tack room was permitted in 1999, the former Conservation Board having had some reservations about the scale of the development but not raising an objection. Although the hedgerow adjacent to the road along this boundary is low, the buildings are not prominent.

This current application is to erect another fairly modest building adjacent to and in the same style as the existing building. No objection to the proposal, subject to a condition restricting external lighting. A condition relating to reinforcement planting of mature species hedging along Burpham Road boundary would be welcomed.

Comments on Consultation responses:

Request for conditions relating to lighting and planting are suggested. It is agreed that control over lighting is important and the building up of screening to the Burpham Road frontage would be beneficial.

POLICY CONTEXT

Designation applicable to site:
Outside Built-up Area
Within Area of Outstanding Natural Beauty
Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	LOC2	The Countryside

	CH2	Areas of Outstanding Natural Beauty
	CH4	Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN3	Protection of the Countryside
	AREA2	Conservation Areas
	AREA9	Area of Outstanding Natural Beauty
	GEN7	The Form of New Development
	DEV5	Horse Related Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

PLANNING
The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

CONSERVATION AREA
The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING
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.

CONSERVATION AREA
Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings and Conservation Areas)Act 1990 states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
The proposal is considered to comply with these criteria in that it is not considered to materially affect of the Conservation 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 site lies in a rural area within a Conservation Area and the Sussex Downs Area of Outstanding Natural Beauty. It is therefore important that the impact of the proposal on the landscape is limited. It is considered that the proposal would accord with these requirements in that it would be located adjacent to existing hedge screening and stabling, the field is already used for stabling and keeping horses and the site is well located in relation to the existing bridleway system.

The buildings would have a low profile and be stained to minimise their visual impact. The additional building is required to stable the applicant's foal which has been bred from the applicant's own mare.

The existing hay barn would be changed into a stable and the proposal would replace the hay barn and provide an open field shelter. The size of the building would be appropriate for its use and the level of activity and traffic generated is unlikely to increase significantly. The stables would not be used for commercial purposes. The cumulative impact of the proposal is therefore acceptable. However, the hedging along Burpham Road in front of the proposed stables is limited in height, in this vicinity, so a condition is suggested to provide additional planting to improve screening of the building from view from the road frontage.

The application is therefore recommended for approval 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 Before the stables hereby permitted are used, details of any external lighting/floodlighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the area in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN33 of the Arun District Local Plan.

3 The building hereby permitted shall not be let out, or used for commercial purposes or in connection with any form of riding school.

Reason: In the interests of amenity and to enable the Local Planning Authority to regulate and control the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 and DEV5 of the Arun District Local Plan.

4 Tree and shrub planting, details of which shall be agreed with the Local Planning

Authority before development is commenced, shall be carried out along the boundary of the site abutting Burpham Road, and the building shall not be utilised until such planting has been completed. In the event that any trees and shrubs, planted in accordance with this condition, die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the environment of the development and the visual amenities of the locality in accordance with policies DEV1,CH2 and CH4 of the West Sussex Structure Plan and GEN7, AREA2 and AREA9 of the Arun District Local Plan.

5 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: LOC2,DEV1,CH2,CH4

LOCAL PLAN: GEN3,GEN7,DEV5,AREA2,AREA9

NATIONAL POLICIES: PPS1,PPS7,PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.