Development Management - Delegated Officer Report

Application Number: AWDM/0588/15 Recommendation – Approve

Site: **Dogs Trust Rehoming Centre, Brighton Road Lancing**

Proposal: **Creation of all-weather playground for dogs within existing secure grass exercise area plus new perimeter fencing**

Date of site visit: 13 May 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the Dogs Trust Rehoming Centre located off Brighton Road to the west of the Adur Recreation Ground. The site is located within the countryside and the Strategic Gap between Shoreham and Lancing. There are no neighbouring buildings within close proximity of the site.

It is proposed to resurface an existing grassed exercise area at the northern end of the facility to provide an all-weather surface with sand pit and water play feature. Also proposed is the replacement of fencing around the perimeter of the exercise area. The fencing will be 2.4m high and consist of a mixture of weld mesh and closeboard.

Relevant site history

Various applications for extensions and alterations

Consultations

Lancing Parish Council: Support

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1, AC4
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site lies within the Lancing and Shoreham Strategic Gap/Local Green Gap where development should minimise any impact on the landscape and

prevent the coalescence of settlements. In this case, the proposed replacement surfacing and fencing will not increase the footprint of the Dogs Trust facility and will not compromise the aims of saved policy AC4.

Visual amenity

The exercise area and fencing is not widely visible in the landscape, being screened from the recreation ground to the east by trees. From the north and west the replacement fencing will be visible, but only in distant views across fields used for exercising by the Dogs Trust. The fencing replaces existing boundary fencing of a similar style and it is not considered that it will have an adverse visual impact. The northern boundary fence will be raised in height by 0.4m through the addition of weld mesh angled on the top of the closeboard fence but, at the distance involved, it will not have an adverse visual impact.

The new surfacing, being at ground level, will not be visible from outside of the site.

Residential amenity

There are no residential properties affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 29 May 2015

Authorised by: Gary Peck Date: 8 June 2015