Expiry Date - 28/03/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0083/12 **Recommendation – APPROVE**

Site: **Church Farm Coombes Road Coombes West Sussex**

Proposal: **East side extension to steel-framed agricultural building (for storage of general purpose agricultural goods)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site lies within the area controlled by the South Downs National Park Authority. Adur District Council is authorised to make a decision on the application on behalf of the National Park Authority under the terms of a S101 Agreement between both authorities.

Church Farm lies on the west side of Coombes Road at the foot of the South Downs. There is currently a group of farm buildings to the north and west of several cottages and this application seeks permission to extend the easternmost building. Permission was granted in 2010 to construct this building as a replacement for a metal-framed building which previously stood on the site.

The existing building measures 27.4m long and 21.6m wide with a pitched roof 7.2m high to the ridge. It is constructed of concrete panels with timber boarding and a grey fibre cement roof and is used for general agricultural purposes. The proposed extension will be on the eastern end of the building and will measure 4.6m wide with the same height and width as the existing building. The extension will be finished with timber boarding on the east end gable with a fibre cement roof as existing. It will be open at ground floor level to enable machinery to be easily stored under cover.

Relevant Planning History

Permission was granted in 2010 for the construction of the barn subject of this application (ADC/0073/10). It replaced a smaller agricultural building in the same position. Permission was subsequently granted in October 2011 for the installation of 140 solar panels on the roof (AWDM/0516/11). This has not been implemented to date.

Consultations

Adur District Council: The Environmental Health Officer recommends the precautionary contaminated land informative

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APPROVE for the reason:-
The proposed extension to an existing agricultural building would not detract from the visual quality of the National Park and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AC1, AC2, AC3, AC6)

Subject to Conditions:-
1. Standard time limit
2. Approve plans

Informatives
Precautionary land contamination

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 1 March 2012

Authorised and signed by: [redacted] Date: 1/3/12