Expiry Date - 18/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0098/11 Recommendation – Approve

Site: **North Barn Kennels Old Salts Farm Road Lancing West Sussex**

Proposal: **Two-storey house to replace existing dwelling**

The Application

The application site comprises 0.41ha of land located at the north-eastern end of Old Salts Farm Road, adjacent to the railway line. The site lies in the countryside and is currently used as boarding kennels. Permission was allowed on appeal in 1988 for the conversion of an existing building on the site to form a 2 habitable room dwelling (L/103/87). The latter comprises a single-storey brick-built construction with a pitched, asbestos cement sheet roof located at the western extremity of the site (adjacent to the spur road leading over the railway line to North Barn Farm). The dwelling was enlarged by an L-shaped conservatory on the west side in 1999 (L/53/99).

Although condition 3 of the planning permission allowed on appeal removed all 'permitted development' rights for extensions and roof alterations, the dwelling has been enlarged by a further 2 bedrooms (plus bathrooms and shower room) by building internally within a adjoining single-storey shed building linked to the main dwelling by a narrow corridor. It is apparent that this work was undertaken some time ago and is now exempt from planning control.

Permission was granted in 2006 for a replacement dwelling on the site (ADC/0228/06) and renewed in 2010 (ADC/0354/09). The current application seeks to construct a larger dwelling than that which has been approved. A previous application for a larger dwelling in 2008 was withdrawn after it was clear that it would not receive officer support (ADC0211/08).

The current proposal is for a 2-storey, 4-bedroom house measuring 12m wide and 14.5m deep (compared with 9.8m wide and 11.5m deep as approved) with a hipped and pitched roof 8.2m high. The house would have a conventional 2-storey design in views from the rear (north facing the railway), with a 'catslide' roof at the front (south). A dormer and two storey hipped roof projection are also proposed for the front. The catslide roof helps to break up the mass of the house when viewed from the sides. The dwelling has full height eaves (5.5m compared with 4.5m previously) which replace the previous approved design of first-floor windows 'breaking through' the lower eaves to create small dormer features.

The applicant's Design & Access Statement explains that there has been a change in circumstance since the previous permission was granted in that it is intended that the applicant's infirm mother is to live within a self contained annex integrated within the house. Consequently, larger accommodation is required in the form of a larger house rather than a separate stand-alone building. There is limited land available close to the house to be able to accommodate a separate annex building.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Transport Planning Officer has previously commented that whilst the proposal will result in minor alterations to the car parking and on-site turning, the access onto the public highway is to remain as it is. In terms of vehicular movements, the proposed dwelling is unlikely to result in any material increase or any detrimental impact. Providing the proposed car parking does not exceed the WSCC Maximum Standards, no highway concerns would be raised.

Adur District Council – The Environmental Health Officer has no objection

Environment Agency: No objection provided development is carried out in accordance with the approved Flood Risk Assessment (FRA) and the following measures detailed within the FRA: finished floor levels are set no lower than 600mm above existing ground level

Lancing Parish Council - No objections

Network Rail - No objection in principle to this proposal subject to an informative to request that the applicant informs Network Rail 6 weeks prior to commencing development

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE 2009): SCT1, SCT5, SP3, CC6, H1-2, H5
Adur District Local Plan (1996): AG1, AC1, AC4, AH2 and Appendix 11
Supplementary Planning Guidance comprising Development Control Standard No.2 "Space around new Dwellings"
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 & ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

PPS25 ‘Planning and Flood Risk’ (ODPM 2006)

Planning Assessment

Policies

The site lies outside the built-up area and in the strategic gap of countryside that separates Shoreham from Lancing. Policy AC4 aims to prevent further development in such areas in order to prevent the coalescence of settlements. They state that development will only be permitted in “compelling circumstances”, subject to minimising any impact on the landscape, and that opportunities will be sought to conserve and improve the amenity of the strategic gaps in order to enhance their value as open countryside.

The South East Plan sets out the long term spatial planning framework for the region with the aim of achieving more sustainable development, protecting the environment and combating climate change. Policy SP3 seeks to achieve at least 60% of all new developments on previously developed land and through conversions of existing buildings. Developments in urban areas, including infill, should be well designed and consistent with the principles of urban renaissance and sustainable development. Policy CC6 requires development to respect, and where appropriate enhance, the character and distinctiveness of settlements and landscapes throughout the region, and to use innovative design processes to create a high quality built environment which promotes a sense of place.

Policy SCT1 gives priority to pro-actively pursuing sustainable economic growth and regeneration of the Sussex Coast whilst also protecting and enhancing its high environmental quality, its cultural and historic assets and promoting excellence in design of new developments in recognition of their importance to economic success and quality of life. SCT5 & H1 set housing targets for the Sussex coast sub-regional area and Adur for 2006-2026. These targets are to be met by focusing development in existing towns, by optimising the use of previously developed land. H5 aims to raise the quality, adaptability and sustainability of new housing and at higher densities (overall regional target 40 dwellings per hectare). T4 states that Local Development Documents should apply guidance on parking standards for housing in line with PPS3, reflecting local circumstances, and ensure sufficient and secure cycle parking for new flats and houses.

Government policy guidance in PPS1 states:-

> “Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

Visual amenity

The footprint of the proposed dwelling (136 sqm) is slightly larger than the somewhat sprawling range of single-storey buildings and converted sheds that comprise the existing dwelling (totalling 125 sqm). Its overall internal floor area of approximately 243sqm is larger than the approved scheme by approximately 50sqm but it is considered that, with the incorporation of the annex, such an increase would be acceptable in principle provided the building was not unduly bulky or prominent. It is less than the previously withdrawn scheme which had a floor area of 294sqm,

It will be more prominent in views by nature of its increased size and higher eaves, particularly from the railway (approximately 100m to the north). However, the overall ridge height of the dwelling is consistent with the approved scheme and amendments to the design during the course of the application have helped to break up the massing of the east side elevation.

Two other dwellings in the vicinity have recently been extended on a quite substantial scale, such as at Old Salts Nursery (ADC/0027/10) and Greenacres (ADC/0147/08). On this basis, the principle of large additions to dwellings in the countryside has been accepted and, in this case, the appearance of the proposed new dwelling is considered acceptable and would not detract unduly from the surrounding landscape.

Residential amenity

The dwelling is some distance from its nearest neighbours and the proposed replacement dwelling will not result in any loss of amenity for neighbouring residents.

Recommendation

The proposed development is located within the strategic gap of countryside that separates Lancing from Shoreham-by-Sea but would replace an existing dwelling occupied by a person or persons solely employed in the management and operation of the dog kennels and cattery on this site. The development can take place without adversely affecting the character or quality of the surrounding landscape and without unacceptable flood risk. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4, AH2)

Subject to:

1. C1Ci
2. C1Ei
3. C3A (Amended) The occupation of the dwelling shall be limited to a person or persons solely employed in the management and operation of the dog kennels and cattery known as North Barn Kennels including

any dependents of such a person residing with him or her, or a widow or widower of such a person.
Reason - The site lies within the countryside where development unrelated to the essential needs of agriculture would not normally be permitted and to comply with policies AC1 and AC4 of the Adur District Local Plan

4. C12Ai Policy AH2 of the ADLP.
5. C14H "……..until the existing dwelling on the site at the date of this permission has been demolished and the debris removed from the site." AC1
6. C18Ai AH2
7. C18B AH2
8. C18Ni "The development hereby permitted shall not be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as have been approved."
9. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

a) Finished floor levels are set no lower than 600 mm above highest ground level.

Reason - To reduce the risk of flooding to the proposed development and future occupants, to reduce the impact of flooding on the proposed development and future occupants and to comply with advice in PPS25

Case Officer Peter Barnett Date 1 June 2011