expires 10/04

Application Number: ADC/0101/08 Recommendation – APPROVE

Site: Old Salts Farm Nursery, Old Salts Farm Road, Lancing

Proposal: Replacement stable building (retrospective)

The Application

Retrospective permission is sought to replace a former stable building with new stables on the same site. The stables are used for domestic purposes only rather than in association with any commercial venture and are located within the countryside and Strategic Gap between Lancing and Shoreham.

The new stables measure 20.15m long, 5.43m wide and 3.1m at the highest point of the roof, with a further 1.5m high clock tower feature on the roof in the centre of the building. The building consists of a linear main stable building with an end building at right angles, forming a T-shape. This end element has not been rebuilt and is as original.

The buildings are timber boarded with orange stain and a tiled roof. They are slightly lower than the original buildings and marginally longer and are sited close to the dwelling on the plot. Old Salts Farm Road runs around the back (north) of the property and the stables are visible from the lane.

There are dwellings located sporadically within the area but none are particularly close to the stables. To the west, Lancing Fruit Farm is 55m away, while to the north Highlander Equestrian centre is 35m away. Other properties are similarly distanced from the site.

Consultations and Representations

Environment Agency – No objection

Third Parties – none received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, LOC2, CH1, CH3, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AC1, AC4, AC15
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policies

The site is located within the countryside and the Lancing and Shoreham-by-Sea Strategic Gap.

Policy CH3 of the Structure Plan and Policy AC4 of the Local Plan lists 'strategic gaps' of countryside separating built-up areas (including that between Lancing and Shoreham in which the site is located) in order to preserve the separate identity and character of the settlements concerned. It states that any development which would undermine this objective or lead to the actual or perceived coalescence of settlements should not be permitted.

Policy AC15 of the Adur District Local Plan supports horse-related developments in the countryside provided they have minimal adverse effect on the landscape, are well related to existing buildings and do not result in sporadic development that erodes the open character of the countryside.

Visual amenity

The replacement stables are visually well contained within the site, being screened by vegetation and other buildings from wider views. The stables also relate well to other buildings in the vicinity and do not represent an isolated form of development. Consequently, while they can be seen from the lane which runs to the north of the site, it is not considered that they compromise the aim of preserving the Strategic Gap.

The colour of the stables is quite bright at present, being treated with an orange stain to match the original end building. While a darker colour would have been preferable, for the reasons stated above, it is not considered that the building is unduly prominent in the wider countryside and a repainting of the stables is unnecessary. The appearance of the building will weather and dull over time.

Residential amenity

The stables have replaced buildings that were previously on the same footprint and will have no greater impact on nearby residential dwellings than those buildings.

Recommendation

APPROVE for the reason

The development does not detract from the local environment, does not undermine the integrity of the Strategic Gap and does not result in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AC1, AC4, AC15) and the West Sussex Structure Plan (LOC1, LOC2, CH1, CH3, DEV1).

Subject to

1. C1Ci
2. The stables hereby approved shall be used incidental to the enjoyment of Old Salts Farm Nursery as a dwellinghouse and shall not be used in connection with any commercial venture, livery or riding school.
   Reason – In the interests of amenity and to comply with policy AC15 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan

Case Officer P Barnett

Date 20/3/08

20/3