Expiry Date - 15/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0344/10 **Recommendation – Permit Application**

Site: **Slonk Hill Farm New Barn Road Shoreham-by-Sea West Sussex**

Proposal: **Replacement of mobile home with two-bedroom bungalow**

The Application

The application relates to a mobile home, known as Pettitt, located to the south east of Slonk Hill Farm, which has been present on the site for almost 40 years. Slonk Hill Farm is used as a riding stables (Happy Valley). The proposal is for a replacement two bedroom dwelling measuring 91.35m^2 with a maximum height of 3.8m. This compares with the existing floor area of 40.37m2 and height of 3.4m. The mobile home is currently occupied by the applicant's mother and the replacement is also proposed to be occupied by her, rather than specifically by a person employed at the farm/stables.

The site lies within the National Park and is located to the north of Shoreham, accessed from New Barn Road via a bridge over the A27.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objection. There are no sustainability issues with the new dwelling as it is replacing an existing mobile dwelling at the site, although the provision of cycle storage would encourage residents to utilise sustainable transport modes. From an inspection of the submitted plans it appears that access to the site is gained via the legal line of Bridleway 3657. Whilst the dwelling would not be anticipated to increase vehicle movements to the point where a highway safety issue would arise, if the path surface is considered damaged as a result of the development then the applicant may be required to make good the surface to a standard satisfactory to West Sussex County Council's Rights of Way team.

The County Archaeologist does not anticipate any archaeological implications.

Adur District Council – The Environmental Health Officer has no objections

South Downs National Park Authority – The officer is unclear whether the existing mobile home is in residential use or whether it benefits from planning permission or not. It would appear that an independent dwelling is established on this site and, if that is the case, the officer has no objection to the principle of the replacement of the mobile home with the modest bungalow proposed. Although bungalows are not a traditional building form in the National Park as a whole, they are characteristic of this particular locality. No objection is therefore raised. If permission is granted, it should be subject to conditions re materials, restricting occupancy to someone employed at the riding stables and removing permitted development rights for extensions.

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AC1, AC2, AC3, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

Policy AC1 seeks to protect the countryside from unnecessary development with only development related to the essential needs of agriculture permissible. Policy AC2 states that only in compelling circumstances will development be permitted within the Sussex Downs Area of Outstanding Natural Beauty (now National Park). Where compelling circumstances are met, any development needs to be of a particularly high design standard, in keeping with the locality and sited so as to minimise visual intrusion. Policy AC3 goes on to state that within the Sussex Downs development should conserve and enhance the landscape character of the area.

The relevant Local Plan policy AH2, related to housing development by way of infilling and redevelopment, expects development to be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout; respect for the natural features of the site, including trees, no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity

space; adequate access and parking arrangements and accordance with adopted standards (in this case the Council's DC Standard No. 2 'Space Around New Dwellings and Flats' 1996)

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Government policy in PPS3 encourages best use of urban land for housing development, particularly affordable housing, and a mixture of types to create a balanced community. It has recently been amended by the new Government to delete the reference to a minimum requirement of 30 dwellings per hectare.

Visual Amenity and Impact on Character of National Park

The replacement dwelling will have a larger floor area than the existing dwelling (more than double) and will be approximately 2.7m longer and 0.4m higher. However, it will be less than 100m2 in area overall and is considered to be a modest size. It will have rendered walls and a tiled roof and its appearance will be similar to the existing building, albeit L-shaped rather than linear in form. The site is well screened by trees to the south and cannot be seen from the footpath that crosses to the south of the site or from the approach road. Its visual impact within the National Park is therefore limited.

It is not normally considered to be acceptable to replace temporary buildings with permanent dwellings. However, in this instance the mobile home has been on the site for nearly 40 years and can be said to have a degree of permanence. The proposed replacement dwelling is low key and will not be a prominent or excessively large feature. It is considered that, as an exception, the proposal is acceptable.

The National Park Authority has recommended that occupation of the dwelling be limited to a person or persons employed at the stables. The application states that it is to be occupied, as is the mobile home, by the applicant's mother. Due to its proximity to the main Slonk Hill Farmhouse, it is considered reasonable to limit occupation to a family member or employee only.

Residential amenity

There is a detached house to the north in the same ownership (Slonk Hill Farmhouse). To the east the land drops and there is a converted barn within direct view of the dwelling in separate ownership (New Kingston Barn). The

proposal will not result in any increased activity or a substantially larger building which is likely to adversely affect residential amenity. As stated above, due to its proximity to the main Slonk Hill Farmhouse, it is considered reasonable to limit occupation to a family member or employee only.

The internal floor areas comply with the Council's guidance.

Recommendation

APPROVE for reason:

The proposed replacement of the mobile home with a permanent dwelling would not detract from the local environment and can take place without resulting in unacceptable harm to the amenities of neighbouring properties. It will also be sited so as to cause least harm to the visual qualities of the South Downs National Park. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AC1, AC2, AC3, AH2).

Subject to:

1. C1Ci
2. C5E (amended) The accommodation hereby permitted shall only be occupied by a family member or employee of Slonk Hill Farm.
   Reason – In the interests of residential amenity and to comply with policy AH7 of the Adur District Local Plan
3. C11D
4. C12Ai
5. C14H (amended) No development shall be carried out until the existing mobile home on the application site at the date of this permission has been permanently removed from the site.
   Reason – AC2
6. C18B
7. This permission relates to the following approved plans date stamped received 20 September 2010:
   1:1250 OS Sitemap, 1:500 Scale Block Plan, Drawing No. 10/608/01 (Proposed Floor Plan, Elevations and Roof Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 17 November 2010