Exp 21/10

Development Control – Delegated Officer Report

South Downs National Park Authority

Application Number: AWDM/0573/11 Recommendation – APPROVE

Site: Lychpole Farm, Titch Hill, Sompting BN15 0AY

Proposal: Roofing of yard between two agricultural barns

The Application

This application site lies within the South Downs National Park. Adur District Council is authorised to make a decision on the application on behalf of the National Park Authority under the terms of a section 101 Agreement between both authorities.

The agricultural buildings and Lychpole Farmhouse (listed building) are located 400m to the north west of the public road, Titch Hill, along a private track. There are other agricultural buildings midway along this track and dwellings at its junction with the road.

The application is for the roofing over of the existing yard located in between 2 barns. The proposed structure, 32m long), is the same length as the existing barns either side, to which it will abut. Its width, 10.7m (12.5m roof width), is slightly greater than the existing barns (8.9m), as is its ridge height of 5.5m (as compared to 4.9m). It is slightly wider to oversail the roofs either side to allow for the existing guttering. It will have grey fibre cement roofing sheets and vertical boarded timber on the end gables.

The proposal would be 'permitted development' were it not for the location of the dwelling (Lychpole Farmhouse) within 25m and the fact that it is let to persons unconnected with the farm.

Consultations and Representations

Adur and Worthing Councils: The EHO has no objection

Sompting Parish Council: No objection

Third Parties: No comments received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1, AC2-3, AC6, A811
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policies

The site lies within the area of the South Downs National Park, formerly the Sussex Downs AONB. In the National Park development should conserve or enhance the wildlife, natural beauty or heritage of the area. PPS7 states that nationally-designated areas such as National Parks *have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic*

beauty.....The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas.

Local Plan policy AC1 seeks to protect the countryside from unnecessary development with only development related to the essential needs of agriculture, forestry, etc being appropriate. Policy AC6 states that where building development to service the essential needs of agriculture is acceptable in principle under other policies, it will be permitted if its siting design and external appearance is compatible with the landscape setting.

AB11 requires the design and materials of new development do not adversely the setting of listed buildings. PPS5 states that the Government's objectives are to conserve heritage assets (which includes conservation areas and listed buildings) in a manner appropriate to their significance by ensuring, amongst other things, that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset, and that the positive contribution of such heritage assets to local character and sense of place is recognised and valued.

Need for the proposal

The farm has a herd of 600 cattle. The proposal will provide additional space described as necessary to handle this number of livestock not only to work the farm economically but too manage the land in a way that meets PPS7 landscape objectives. It enables livestock and feed to be kept dry during wet periods and in the winter, improving the welfare of the cattle and farmworkers.

Visual amenity and impact on landscape of National Park

The proposal for this 'infill' structure clearly does not result in an isolated development or extend the built form into the surrounding fields. Consequently, it would have an insignificant visual impact on the National Park landscape and is considered to conserve the natural beauty of the area. The need for the structure is considered to be compelling in so far as it supports agriculture.

Effect on listed building

Although relatively close to Lychpole Farmhouse, the proposed structure, by reason of its 'infill' siting and design would not have a significant effect on the setting of this historic building beyond that already caused by the existing farm buildings.

Residential amenity

The structure is not located any closer to Lychpole Farmhouse than the existing buildings. It is not considered to have any adverse impact on residential amenity and the Council's EHO has no objection.

Recommendation

APPROVE, for the reason:-

The proposal is required in connection with the essential needs of agriculture and has such a limited visual impact on the landscape of the National Park that it would conserve the natural beauty of the area. It has no significant effect on the setting of

the nearby listed Lychpole Farmhouse, nor on its residential amenities. It consequently does not conflict with the purposes of the National Park designation or with the policies of the Adur District Local Plan (AG1, AC1, AC6, AB11), PPS5 and PPS7.

Subject to:-

1. C1Ci
2. C1Ei This permission relates to the following approved plans received on 26 August 2011:-

Drawing No's 1446/01, 02, 03 and 04A.

Authorising Officer: Keith Morgan Date: 10 November 2011