Development Control – Delegated Officer Report

Application Number: ADC/0298/10 Recommendation – APPROVE

Site: **'Little Vines' (formerly 'Keewatin'), West Street Sompting BN15 0AP**

Proposal: **Change of use of former horticultural land at rear to form part of garden of dwellinghouse ('Little Vines')**

The Application

The site lies within the Sompting Village Conservation Area. It is situated on the south side of West Street and consists of land belonging to the detached house on the road frontage.

Permission is sought the change of use the former horticultural land to form part of the domestic garden. The existing rear garden is currently about 21m long by 16m wide.

The application site measures 0.13 hectare and it extends to the rear of the houses at No's 1-4 South View Terrace. It is adjoined to the west side by land belonging toThe Old Post Office, to the south by agricultural land and to the east by a track. It is accessible by a farm gate from this track off West Street. There is a water drainage channel that runs along the boundary with the land south of the terrace. The land has been artificially divided along the boundary of the main house by 1m high wire fence, with a wooden gate to access the land behind South View Terrace. There is a dilapidated old farm shed on it.

A certificate of lawfulness was granted in 2009 (ADC/0255/09) for the use of the dwellinghouse 'Little Vine' as a dwelling unassociated with the former horticultural nursery.

Consultations and Representations

Adur District Conservation Advisory Group: Express concern that this would in effect turn the site into 'brownfield land' which could be developed in the future and threaten the Strategic Gap.

Sompting Parish Council: Object for the following reasons:-
"1. to safeguard the character and visual amenities of the locality/neighbourhood due to the change of use proposed;
2. Concern is placed to the potential further change of use for development."

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC1, AC4, AB4
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS5 ' Planning for the Historic Environment' and Historic Environment Planning Practice Guide (DCLG 2010)
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policies

Policy AC1 of the Adur District Local Plan seeks to protect the countryside from development which does not need a countryside location and states that permission will not normally be granted for the extension of isolated groups of buildings or the consolidation of linear or sporadic development. AC4 defines 'strategic gaps', including the Sompting/Lancing-Worthing Gap within 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 AB4 requires new development to be of high quality design so as to preserve or enhance the character or appearance of the Conservation Area, in accordance with the statutory duty.

PPS7 states that new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled as the aim is protect the countryside for the sake of its intrinsic character and beauty. It states that many villages are of considerable historic and architectural value and development should respect and enhance these particular qualities.

Planning Assessment

The western part of the site has a flat surface and steps down from the rear garden of the house. It comprises mown grass with minimal planting except for shrubs along boundary with neighbouring property to the west. With the cessation of the market garden use many years ago, the land effectively has no active use. However, its maintenance as amenity land could arguably infer that its use as part of the residential curtilage has already taken place.

The eastern part of the site, behind South View Terrace, is also mown and is visible from the track. However, this area of land is separated from the rest and has all the characteristics of a separate parcel. There is a derelict shed upon it adjacent to the track.

There is concern expressed by ADCAG and the Parish Council that, if permission is granted for the land to become 'residential curtilage', it may be

difficult to prevent it from being developed for housing in the future. However, that is not considered to be the case, especially now that the Government has deleted garden land from being included within the definition of previously-developed land ('brownfield land').

The application contains no proposal to erect any buildings or structures and therefore would have no adverse effect on either the Conservation Area or Strategic Gap. Nevertheless, if permitted, there is concern that its character could be changed if ancillary buildings such as sheds or garages are erected upon it in future under 'permitted development rights' (Class E of Part 1). The applicant has indicated that he may wish to replace the derelict shed with a new garage. Therefore, a condition needs to be imposed removing these rights and making the erection of any buildings subject to planning control.

Recommendation

APPROVE for reason that:-

The change of use of the land from horticultural use to form part of the garden associated with the existing dwellinghouse would not detract from the open character of the 'strategic gap' of countryside separating Lancing/Sompting from Worthing, nor would it detract from the character or appearance of the Conservation Area. It would consequently not conflict with the relevant policies of the ADLP (AC1, AC4, AB4).

1. C1Ci
2. C18B (amended) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no incidental building shall be erected on the application site unless permission is granted by the Local Planning Authority on an application in that behalf.
   R. To preserve the open character of the land which is within the strategic gap and Conservation Area and to comply with policies AC1, AC4 and AB4 of the ADLP.

Case Officer: Abi Onabanjo Date: 5 November 2010