expires 14/4

Development Control – Delegated Officer Report

Application Number: ADC/0085/10 **Recommendation – Prior Approval Not Required**

Site: **Lychpole Farm Titch Hill Sompting West Sussex**

Proposal: **Proposed construction of agricultural building (Application for Determination of Need for Prior Approval)**

The Application

This application is seeking a determination from the Council as to whether prior approval of the siting and design is required for the construction of an agricultural building at Lychpole Farm, Sompting. The proposed building does not require planning permission as it falls within the definition of development permitted under Part 6 of Schedule 2 to the General Permitted Development Order.

The building will measure 30.48m long, 15m wide and 8.8m high with a pitched roof. It is to be sited to the west of an existing building which forms part of a group of farm buildings either side of an access track through the farm. The building is to be used as a silage clamp for the storage of food for livestock (the farm is predominantly used for rearing beef cattle and sheep). Its construction will involve the excavation of the edge of an adjoining field and the formation of a new section of bank, effectively extending the built form into the countryside to the east. Its external materials will consist of grey fibre cement corrugated roof cladding and precast concrete panelled walls at ground level with green plastic coated steel corrugated cladding above.

The farm lies within the South Downs National Park.

Consultations and Representations

Consultations/Comments

None

Third Parties

None

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AC1, AC2, AC3, AC6
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policy

Agricultural development is considered to be acceptable in the countryside and national and local policies support such development provided it is essential to the agricultural needs of a particular holding. In the National Park, the visual quality and distinctive characteristics of the area must be protected from harmful development. Any new development should therefore minimise visual intrusion and be compatible with its landscape setting (policies AC2, AC3 and AC6).

Siting and Design

The principle of whether the development should be permitted is not for consideration here. The LPA can only require the formal submission of details for approval if they consider that a specific proposal is likely to have a significant impact on its surroundings.

In this case full details have been submitted in any event which enable a detailed consideration of the proposal. The main issue is the incursion of the building westwards into the adjoining field and the visual impact that will arise.

There is an existing group of six buildings located either side of an access road. The two westernmost buildings have been constructed at the bottom of a sloping field with the land excavated and banked so that the buildings sit relatively low to the adjacent field and their impact is reduced accordingly.

The proposed building would similarly necessitate the further excavation westwards of the bank and this has the potential to result in a more prominent building. However, from the south east, in views from Titch Hill looking down on the site, the new building would be partly screened by the larger building in front and its impact would be further reduced by its siting on ground lower than the adjoining field. From the east it would be screened almost entirely by existing buildings. It would be of a utilitarian design and would not appear out of keeping in the group. The external finishes will consist of grey fibre profiled roof sheets and dark green cladding for the walls which will match other buildings in the group.

On balance it is considered that the siting and design of the proposed building is acceptable and prior approval is not required.

Recommendation

Prior approval is not required

Case Officer [redacted]

Date 8/4/10

[redacted]