Development Control – Delegated Officer Report

Application Number: ADC/0294/09 **Recommendation – Permit Application**

Site: **Grazing Land North Of Southwick Cemetery Downsway Southwick West Sussex**

Proposal: **Retention of horse shelter and hay storage building (renewal of SW/2/02)**

The Application

The application site is an area of land used as grazing and divided up informally for keeping horses. There are various buildings and structures within the grazing land which are ancillary to the use of the land and include stables, sheds and field shelters. This grazing land forms part of an area of open land which is enclosed by residential properties on all sides. Also within this area is the Southwick Cemetery and a recreation ground.

Retrospective permission was granted in 1996 for a horse shelter and hay store, SW/68/96/TP. This was a temporary 5 year permission which expired in 2001. SW/2/02/TP sought permission for the retention of the shelter and store and a further temporary permission was granted which expired in January 2007. The current application seeks permission for renewal of the expired consent.

Consultations and Representations

Third Parties: - 1 letter has been received stating no objections

Adur District Council: - The Council's Estates Department has no objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB22
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Polices

Policy AG1 of the Local Plan states that within the built up area boundary development will normally be permitted subject to other policies in the Local Plan and it not detracting from the existing local urban environment.

Policy AB22 states that the development of open spaces within the built up area will not be permitted if they are important to the character of the neighbourhood, or for amenity and recreational purposes.

Residential Amenity

The site is enclosed by residential properties with their rear gardens backing onto the land. The properties closest to the structure are those to the west in Overhill. These properties have a view over the land, however the buildings do not have any adverse impact with regards to loss of outlook or overbearing impact. There is some tree screening to the rear of these properties and also some trees adjacent to the buildings offering some screening.

Visual Amenity

The buildings are visible from the surrounding properties however are not visible within the street scene. There are open views of the buildings from the cemetery and recreation ground. As stated above the trees adjacent to the buildings offer some screening and soften their appearance. The buildings are in keeping with the semi rural, character of the area, there are other similar buildings within the grazing area.

Recommendation

APPROVE for reason that :-

The retention of the horse shelter and hay storage building will not detract from the local environment and will not result in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with policies of the Adur District Local Plan (AG1, AB22)

1. The buildings hereby permitted shall be removed and the land restored to former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 30th September 2014.

   Reason: - To retain control over a building which, owing to its construction materials is likely to deteriorate and to pay regards to policy AB22 of the Adur District Local Plan.

Case Officer [redacted] .....Date.....3/9/09.....

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