exp: 8/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0224/07 **Recommendation - Approve**

Site: **Old Salts Farm Nursery Old Salts Farm Road Lancing West Sussex**

Proposal: **Gates and piers on south side (retrospective)**

The Application

The application relates to a pair of entrance gates and brick piers either side on the south side entrance to Old Salts Farm Nursery.

The iron railing gates are 1.56m to 1.96m in height by 4.2m wide. The flanking brick piers being a height of 2.3m in height with the adjacent wall being 1.4m high and 2.85m wide.

The application site is located within the strategic gap, an area designated as countryside.

Consultations and Representations

Lancing Parish Council are yet to comment on the application.

Consultations/Comments

Third Parties
There have been no third party objections to the proposals.

The owner of the adjacent site states that the development has no detrimental effect on the area and in their opinion improves the appearance and character of the area. They have no objection and support the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC2, CH3, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AC4, AC10, AG1, AH7.
Adur Development Plan – Submission Core Strategy 2006-26 (ADC2007): ENV6.

Planning Assessment

The main concern is the effect the gates and walls have on the strategic gap.

Policy AC10 states that extensions or alterations requiring planning permission to dwellings outside the built-up area as defined on the Proposals Map, will be expected to respect the existing scale and character of the original dwelling and comply with all development control criteria. The explanatory text says that it will be a fundamental requirement of the District Planning Authority that all new development, whether complete new buildings or extensions to existing ones, shall be of the highest standard of design and be constructed of materials appropriate to the locality.

ENV6 of the Submission Core Strategy states that the land between Shoreham and Lancing will be protected as an open area in order to retain the separate identity and character of these settlements.

The area is characterised by few individual properties within the surrounding area, all are adjacent to fields, paddocks and open countryside. The road itself is more a single rough track as you get close to the application site, with the boundaries of the fields and paddocks being defined by low level post and rail fencing and barbed wire fences. The character of the area is distinctly rural.

Further to the south along Old Salts Farm Road there are two high brick built piers, either side of an access. They are approximately 0.4m square and 2.0m in height, but no gates hang from them. Other properties in the surrounding area retain privacy through high hedges and in one case a 1.8m high close boarded fence (unauthorised and currently under investigation). The site to the west (Lancing Fruit Farm) has a boundary wall for the majority of the south-west side which is 2.0m in height and made of block-work, although this area is more hidden by the narrowing of the road, buildings on the south side of the road and the trees along this boundary. The gates and wall of this application are located approximately 35-40m from the above block-work wall in a more open area.

In this instance the gates and wall are seen against the background of an existing pitched roof single-storey outbuilding which is built in block-work. Low brick walls exist (approx. 1.0m in height) within the plot which define the space between separate areas of the site, although there is only a post and rail fence on one side of the driveway leading to the main front gates.

The gates and walls, although made in materials which are not considered to be particularly rural are the same as the low walls further into the site, and viewed in the context of the dwelling and outbuilding they are not considered to compromise the integrity of the strategic gap.

Recommendation

Approve on the grounds that: 1PPi – amended.

The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AC10, AH7) and the West Sussex Structure Plan (LOC2,CH3, DEV1).

1. C1Ci.

Case Officer: [signature]
Date: 30/05/07

CJ 30/5/07.