expires 28/8

Development Control – Delegated Officer Report

Application Number: ADC/0244/09 **Recommendation – Permit Application**

Site: **Lancing College Boat House (old Barge Dyke) Coombes Road Coombes West Sussex**

Proposal: **2 replacement timber boathouses for Lancing College use**

The Application

The application relates to a small compound containing two timber boathouses located on the floodplain to the west of the River Adur and north of Ladywell stream, within the Area of Outstanding Natural Beauty. The site abuts a Site of Special Scientific Interest (SSSI). The compound and buildings sit below the level of the riverbank and a footpath which leads to a parking area off Coombes Road.

The boathouses are used by Lancing College and are in need of repair, with one in a particularly poor condition with a missing wall and roof supports. It is proposed to remove the existing buildings and replace them with new boathouses on the same footprint and to the same height.

Consultations and Representations

Consultations/Comments

South Downs Joint Committee – No objection but would encourage control of external finishes by condition – a dark matt finish for the timber and black (rather than green) finish to roofs would be preferable.

Natural England – No objection subject to conditions to prevent encroachment onto the SSSI

Environment Agency – No objection

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AC1, AC2, AC3,
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)
PPS9 'Biodiversity and Geological Conservation' (ODPM 2005)

Planning Assessment

Policies

Policy AC2 of the Adur District Local Plan states that any development that would be harmful to the visual quality and distinctive characteristics of the AONB will not be permitted. Noise disturbance and visual intrusion should be minimized. Policy AC3 states that within the AONB should be sympathetic to traditional forms, materials and detailing. The removal of buildings which are detrimental to landscape quality will be encouraged.

Visual amenity

The boathouses are to be constructed to the same dimensions as the existing buildings and will, consequently, not be any more prominent in the landscape. They are to be constructed of timber with the finished colour unspecified. The roof is shown as being green felt to match the existing roofs.

The South Downs Joint Committee has requested that the buildings are finished in dark or black matt rather than green. There is some concern that this may result in too dark an appearance but the final external finishes are proposed to be reserved by condition to enable samples to be seen before construction.

Residential amenity

The nearest residential dwelling is to the south west, over 150m away, and will not be affected by this proposal.

Recommendation

APPROVE for reason that :-

The proposed development would not detract from the local environment and can take place without resulting in harm to the visual quality and distinctive characteristics of the Area of Outstanding Natural Beauty. It would consequently not conflict with the policies of the Adur District Local Plan (AC1, AC2, AC3)

Subject to:

1. C1Ci

2. No development shall take place until a sample of the external finish for the walls and roofs of the buildings hereby permitted has been submitted to and approved in writing by the local planning authority. The buildings shall be finished in accordance with the approved details.
   Reason – In the interests of visual amenity and to comply with policy AC3 of the Adur District Local Plan
3. There shall be no storage of building materials, machinery, plant, boats or other structures outside of the existing boat house compound at any time during or after the works hereby permitted and no operation of machinery or plant within the boundary of the adjacent SSSI.
   Reason – To protect the Adur Estuary Site of Special Scientific Interest (SSSI) having regard to advice in PPS9
4. The boathouses hereby permitted shall include features in the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes, in accordance with details to be submitted to and approved in writing by the local planning authority.
   Reason - To enhance the biodiversity of the site having regard to advice in PPS9

Case Officer [redacted]

Date 31/7/09

[redacted]