

Parish: Westbourne	Ward: Westbourne
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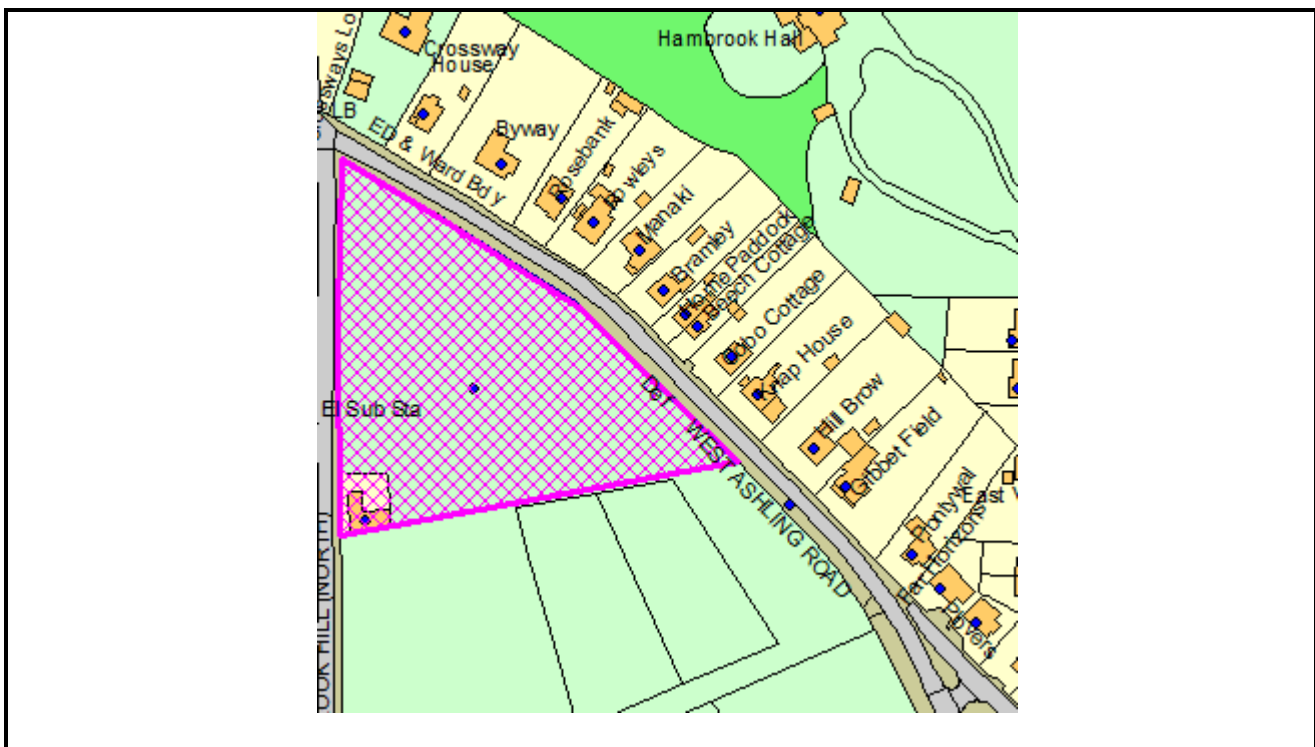
Proposal Retrospective planning application to extend an existing stable block to include an additional stable and a rest area with shower room.

Site Home Paddock Stables Hambrook Hill North Hambrook Westbourne PO18 8UQ

Map Ref (E) 478795 (N) 107334

Applicant Ms B Argent

RECOMMENDATION TO PERMIT



NOT TO SCALE

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1.0 Reason for Committee Referral

1.1 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The application site is situated within the rural area, north of the settlement policy area of Chidham and Hambrook. The triangular shaped site is flanked by Class D roads to the north-east and west, which are bordered on the other side by residential development, and by agricultural land to the south.

2.2 The application site is used as paddock land for horses. The stables subject to the current application are situated within the south-western corner of the site, facing north. The site is bordered by a post and wire fence, with areas of hedging and trees.

3.0 The Proposal

3.1 This application seeks planning permission retrospectively for the extension of an existing stable block on the site to include an additional stable and a rest area with shower room.

3.2 The L-shaped foot print of the stables measures a total 26m in length and achieves a maximum 4.3m in depth to the southern row of stables, with a projection from the western corner measuring 7m in length, projecting toward the north, by 3.6m in depth. The building reaches a maximum height of 3.4m above ground level as measured from the ridge of the proposed rest room. The stables are of timber construction, with horizontal timber cladding to all elevations and corrugated sheeting to the roof. The shallow pitched roof above the rest room contains two roof lights to the south facing (rear) pitch.

3.3 Relative to the previous stables, the proposed stable block represents a 9.1m increase in length towards the east, with no increase in depth, height or to the dimensions of the north-facing projection.

3.4 Internally the structure provides four stables, a hay store, a tack room and a rest room. The rest room, which would include a kitchenette and a shower room, is proposed to be used during the daytime only, with no overnight stays proposed, as a break area for the land owners to use whilst tending their horses.

4.0 History

93/01194/FUL	PER	Retention of existing Stables, Tackroom, Barn and Incinerator.
94/00858/FUL	PER	Replacement of three existing stables with identical new stables.
98/02318/REN	PER	Retention of block of three stables.
98/02320/REN	PER	Retention of tackroom, barn and incinerator.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Ord	NO
South Downs National Park	NO
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Parish Council

The Parish Council objects to the planning application. It appears that the stable block has been extended to create a new living space, otherwise known as a 'dwelling' on the site, which is contrary to Policy 45 and 46 of the Chichester Local Plan. It is not a development that requires a countryside location and it is not in an area considered a sustainable location. This is far more than a simple room, small and compact for a cup of tea. It is far larger than required and the building has increased considerably in size and bulk. It appears that the intention is to create a new dwelling. The lighting is causing much light pollution affecting the amenity of the area for local residents and visitors. The Parish Council is also concerned about additional parking on the nearby roads.

If Chichester District Council does permit the application, the Parish Council would like the following conditions to be put in place. That there is no intention to form a permanent residential unit. That there are no overnight stays or permanent occupation. There are no rights for existing lawful development. That the buildings can only be used for equestrian purposes and exclusively for the purposes of the owner's own horses. That lighting is kept to a strict minimum.

6.2 Environmental Management

No comments with respect to land contamination or air quality.

6.3 9x Third Party Objection

- a) Scheme represents residential development within the countryside
- b) Development is overlarge
- c) Lighting not appropriate within countryside setting
- d) Out-of-keeping with local character
- e) Proposal would necessitate an increase in on-street parking

6.4 2x Third Party Support

- a) Proposal represents an improvement relative to previous stable block.
- b) Rest room provides necessary space for paddock owner to take breaks and to clean up before returning home

6.5 Applicant/Agent's Supporting Information

In addition to the information contained within the Design and Access statement the agent has also submitted the following information within email correspondence:

- The restroom is a restroom, it is not permanent accommodation and does indeed have a cloakroom which at present is not connected up.
- The lighting has been provided as a case of necessity following three burglaries all of which were reported to the police and with the limited lighting now provided this has to date prevented any further such burglaries.
- On the question of vehicular movement there is an existing access on to the site and this access easily accommodates the two cars which come to the site from time.
- The Rest Room is of single skin construction comprising horizontal boarding on timber studs with the inner face of ply sheeting and plasterboard finish.

The agent has also confirmed within email correspondence that a condition prohibiting the use of the restroom for overnight stays would not contravene or interfere with the proposed use or viability of the development.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. The Chidham and Hambrook Neighbourhood Plan was made on the 20th September 2016 and forms part of the Development Plan against which applications must be considered.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 45: Development in the Countryside

Policy 46: Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside

Policy 48: Natural Environment

Policy 55: Equestrian Development

7.3 Chidham and Hambrook Neighbourhood Plan:
Policy DS1: Design Standard
Policy DS2: Design Standard

National Policy and Guidance

7.4 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision- taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.5 Consideration should also be given to paragraph 17 (Core Planning Principles), 56, 57, 58, and 61.

Other Local Policy and Guidance

7.6 The following Supplementary Planning Documents are material to the determination of this planning application:

CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions

The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Design and Impact upon Visual Amenity
- ii. Use of Building
- iii. Impact upon Residential Amenity
- iv. Other matters

Assessment

Design and Impact upon Visual Amenity

8.2 Policy 45 of the Chichester Local Plan supports proposals for development outside of settlement boundaries which require a countryside location, meet an essential, small scale, and local need, are located close to an established settlement, do not prejudice viable agricultural land, and ensure that their scale, siting and materials would have minimal impact on the landscape and rural character of the area. Policy 46 further requires that the form, bulk and general design of the building is in-keeping with its surroundings and will not harm its landscape character and setting.

8.3 The development represents an extension of the stable block as opposed to the addition of a new unit within the countryside. The footprint of the building has increased however the form, style and overall appearance of the building would remain proportionate to its use as a stable block. The building is read in the context of its location to the immediate south of the associated paddock land and north of agricultural land, and as such does not appear incongruous relative to its setting or the surrounding residential development which is arranged along the other side of the flanking road. The shallow pitch of the roof, horizontal timber cladding and trees to the site boundary aids in softening the appearance of the building and minimizing its apparent bulk.

Use of building

8.4. The development would not represent a change of use of the building or land to residential use. The proposed building would accommodate four stables for the shelter of the horses on the adjoining paddock land, as well as a hay store and tack room, this would represent the addition of one stable. Also proposed is the addition of a dedicated "rest" room with a kitchen area and shower room. Previously a small kitchenette was provided within the tack room. Concerns have been raised by third parties and the Parish Council that this room would constitute residential development. However, during visits to the application site, assessment of the submitted plans and supporting information, correspondence with the agent and applicant and review of the planning history there is no evidence that the room would be used as residential living accommodation. The room is proposed to serve as a break room for the land owners, who live outside of the local area, to limit the necessity for making trips home during periods spent tending the horses on the associated paddock land, a common associated use for larger stables. The room would measure approximately 9m x 3.85m and would provide space for a seating area with an L-shaped kitchenette to one corner to facilitate the preparation of hot drinks and light meals. The attached shower room, which would measure approximately 3.1m x 3.85m, would afford the applicants a facility to wash and change before leaving site. It is considered that the size and nature of the proposal would be commensurate to its use ancillary to the stables and would not constitute a space suitable for residential occupation.

Impact upon Residential Amenity

8.5 The proposal would not represent a significant negative impact upon the privacy, outlook or natural light of surrounding residential development owing to its height, position and distance from/relative to adjacent properties.

Other Matters

8.6 Third party representations have expressed concern that the development would lead to an increase in on-street parking, put strain on a road which at times reaches capacity. However, the development is proportionately small and would be unlikely to lead to a significant increase in the number of vehicles that would be associated with it. The owners of the application site live outside of the area and thus require motor vehicles to travel to the site; this situation would be unchanged by the proposed development.

8.7 External lighting has been proposed to the north elevation of the building for the purposes of security. Concerns have been raised by third parties that the luminance levels are inappropriate within the context of the countryside location and impact negatively upon amenity. It is therefore considered appropriate that the lighting shall be switched off whilst the stables are not in use and only activated via infrared motion sensors overnight, for the purposes of security. This can be secured by condition.

Conclusion

8.12 Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

Human Rights

8.13 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be maintained in accordance with the approved plans, unless and until otherwise agreed in writing by the Local Planning Authority: 16168-01 and 16168- 02

Reason: To ensure the development complies with the planning permission.

2) The external lighting hereby permitted, with the exception of motion activated security lighting, shall be operated only when the building or associated land is in use by the owners of the land or any person(s) acting on their behalf.

Reason: The proposed development has the potential to adversely affect the use or enjoyment of nearby buildings or open spaces and the impact of this should be limited in the interests of amenity.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the building hereby permitted shall be used for equestrian purposes and purposes ancillary to the use of the associated paddock land only and for no other purpose whatsoever.

Reason: The site is in an area where a new dwelling would not normally be permitted except the demonstrable needs of the case.

INFORMATIVES

- 1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Rachel Ballam