



Appeal Decision

Site visit made on 9 November 2020

By Andrew Bremford BSc (Hons) MRICS

an Inspector appointed by the Secretary of State

Decision date: 19 November 2020

Appeal Ref: APP/L3815/W/20/3257151

Stockers Farm, Salthill Road, Fishbourne PO19 3PY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr M Penfold against the decision of Chichester District Council.
 - The application Ref FU/20/00878/FUL, dated 25 March 2020, was refused by notice dated 10 June 2020.
 - The development proposed is removal of existing storage containers and erection of 1 no. storage barn for storage purposes ancillary to the residential property known as Stockers Farm.
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Decision

1. The appeal is allowed and planning permission is granted for removal of existing storage containers and erection of 1 no. storage barn for storage purposes ancillary to the residential property known as Stockers Farm at Stockers Farm, Salthill Road, Fishbourne, PO19 3PY in accordance with the terms of the application, Ref FU/20/00878/FUL, dated 25 March 2020, subject to the conditions set out in the attached schedule.

Procedural Matter

2. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording has been entered in so far as it does not include 'known as Stockers Farm'. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original planning application form.

Main Issues

3. The main issues are whether the proposal is justified in this location and its effect on the character and appearance of the area.

Reasons

4. Stockers Farm lies within the countryside and is accessed via a long private drive off Salthill Road. The appeal site is large and includes a lake, wooded areas and open grassland. The surrounding area is rural and verdant in character, with open fields interspersed by woodland and substantial dwellings set within large well-established parkland plots.

5. In September 2004 a lawful development certificate¹ established the part use of a former agricultural barn within the northern part of the site as a single detached dwelling. The barn is also partly used for storage purposes to house plant and machinery, tractors, a ride-on mower, bicycles, a lawnmower and other domestic paraphernalia. In January 2020 planning permission² was granted for the replacement of the barn with a large partly subterranean contemporary dwelling and associated works set within the extensive grounds. Another barn at the site, some distance from the one that would be replaced by a new dwelling, is utilised to house the appellant's private car collection, a boat and other vehicles. Consequently, the residential use and character of the site has already been established.
6. The proposal is to erect a storage barn in proximity to the existing barn that is used to house the car collection. In terms of need it would be utilised for storage purposes ancillary to the residential property; specifically it would enable the appellant to relocate the aforementioned items from the existing barn within the northern part of the site prior to it being demolished as part of the approved replacement dwelling construction works. The new barn would provide permanent secure storage and would also facilitate the removal of existing storage containers and external storage areas. The existing area of hardstanding would be extended to the front and side of the proposed storage barn and new native tree planting would be sited to the south of the proposed building and within the area of the removed storage containers and external storage.
7. Although the proposed storage barn would be located some distance from the host dwelling it would be well related to the existing barn utilised to house the appellant's private car collection, boat and other vehicles. Therefore, the proposed storage barn would be well related to an existing building in domestic use at the site. Moreover, based on the evidence before me and what I saw at the time of my site visit, I do not doubt the appellant's assertion that the existing barn used to house the private car collection is not suitable to house the numerous items stored within part of the existing barn that would be demolished.
8. Taking into account the extensive landscaped boundaries, grassland, fencing, access drive, woodland copse and lake there is a need for a functional and utilitarian building to house all the plant and machinery which has historically been used, and will continue to be used, to maintain the wider extensive grounds of Stockers Farm.
9. The appeal proposal is related to the established residential property and would specifically serve the existing storage needs of the appellant. Thus, I am satisfied, in this case, that there is a justified need for the storage barn in so far as it would meet an identified need to help maintain the grounds of Stockers Farm, a unique substantial residential site within the countryside.
10. The part of the site within which the proposed ancillary storage barn would be sited comprises an area of grassland. It would be a large building and so would result in additional built mass in proximity to the existing barn used by the appellant to store his private car collection. However, by virtue of the screening afforded by trees and other foliage along the boundaries, which

¹ Local Planning Authority Ref: FU/03/03302/ELD

² Local Planning Authority Ref: FU/19/02841/FUL

entirely encloses the wider Stockers Farm site, the development would be located within a secluded setting and would not therefore be readily visible from the public domain.

11. The design of the barn would reflect a simple agricultural building with untreated vertical timber boarding sides, a green aluminium profile sheet roof and two large openings. In terms of appearance, it would visually connect with the existing barn which is constructed of green coloured materials. Indeed, in comparison to the existing storage containers and external storage areas, which would be removed, the proposed barn would represent an improvement to the quality of materials within this part of the site. Whilst the barn would be a large structure and its use would be for incidental domestic storage, its design characteristics would ensure that it would not detract from the wider countryside setting of Stockers Farm.
12. The proposed native tree planting would serve to reinforce the local rural and verdant landscape character. Moreover, there would also be a beneficial effect on the landscape value associated with the ancient woodland to the east of the site resulting from the establishment of a semi-natural habitat within part of the buffer zone of the ancient woodland.
13. Overall, taking into account the extensive secluded grounds within which it would be sited, the proposed storage barn would not result in a visually intrusive or dominant form of development within the countryside. Moreover, its design would be reflective of the rural character of the area.
14. For the reasons outlined above, I find that the proposal is justified in this location and there would be no harmful impact on the character and appearance of the area. Therefore, there would be no conflict with the design and landscape protection aims of Policies 1, 2, 45, 47 and 48 of the Chichester Local Plan: Key Policies 2014-2029. Collectively, these policies, amongst other things, seek to control development within the countryside to that which requires a countryside location and meets an essential, small scale, and local need; and, seek to ensure that the design and materials of development have minimal impact on the landscape and rural character of the area.

Conditions

15. I have considered the Council's suggested planning conditions and where necessary I have amended the wording in the interests of precision and clarity. The appellant was given the opportunity to comment on the Council's suggested planning conditions.
16. Planning permission is granted subject to the standard three-year time limit condition. A condition specifying the approved plans is necessary for the avoidance of doubt and in the interests of certainty. In the interests of the character and appearance of the area it is necessary to impose a materials condition and a condition requiring the removal of specified permitted development rights.
17. Condition 5 is necessary in the interests of avoiding harm to protected species (bats). Finally, given the physical position of the storage barn relative to the host dwelling and the clear potential for subdivision, a condition limiting its use to that incidental to the dwellinghouse would be reasonable and necessary.

Conclusion

18. For the reasons set out above, I conclude that the appeal should be allowed.

Andrew Bremford

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Location Plan' 101 Rev 04; 'Block Plan' 102 Rev 04; 'Proposed Site Plan' 104 Rev 04; and 'Proposed Floor Plan and Elevations' 105 Rev 04.
- 3) No development/works comprising of the construction of the walls and roofs of the development shall take place until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes, unless otherwise agreed in writing by the Local Planning Authority.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, walls or other means of enclosure shall be erected, constructed or established on the application site without the prior written permission of the Local Planning Authority.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no external illumination shall be provided on the site other than in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed location, level of luminance and design of the light including measures proposed to reduce light spill. Thereafter the lighting shall be maintained in accordance with the approved lighting scheme in perpetuity.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the building hereby permitted shall be used only as a storage building incidental to the dwellinghouse known as Stockers Farm and for no other purpose whatsoever and from which it shall not be let, sold separately, or severed thereafter.