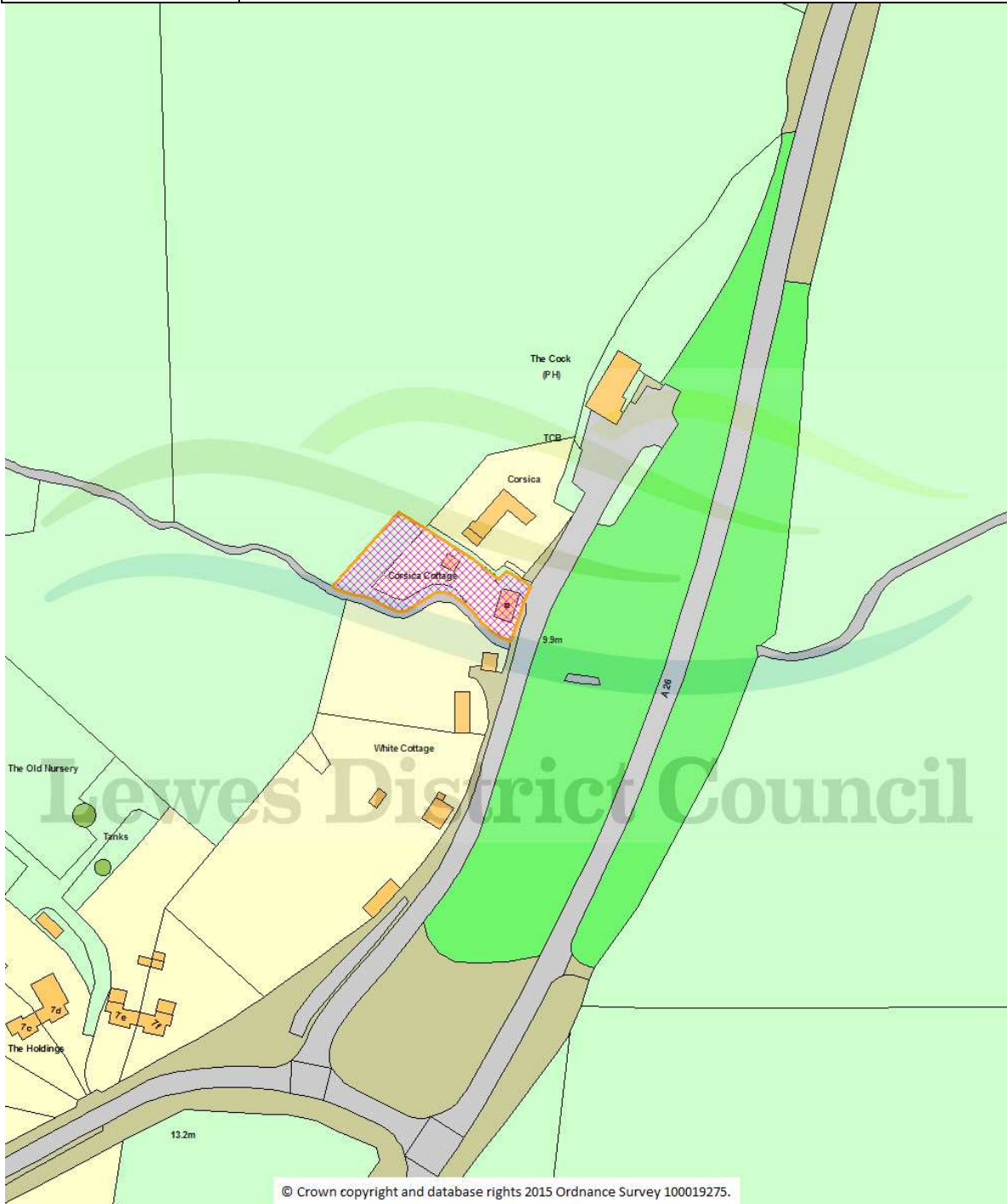


APPLICATION NUMBER:	LW/17/0601	ITEM NUMBER:	11
APPLICANTS NAME(S):	Mr & Mrs Pilfold	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Planning Application for Section 73A retrospective application for change of use from agricultural to residential land		
SITE ADDRESS:	Corsica Cottage Old Uckfield Road Ringmer East Sussex BN8 5RX		
GRID REF:	TQ 43 13		



1. SITE DESCRIPTION / PROPOSAL

1.1 Corsica Cottage is a detached dwelling situated on Old Uckfield Road to the north-west of the A26. It enjoys a rural location, with footpath 2b running along the north-eastern boundary behind a 2m close board fence, open fields to the north-west, and the Norlington Stream to the south-western boundary. Planning permission has recently been granted for the erection of a detached, timber annexe in the rear garden (LW/17/0006).

1.2 This planning application seeks retrospective consent for the continued use of an area of land to the rear as an extension to the existing garden. It falls to be determined by the Planning Committee as the applicant is related to a Lewes District Council employee.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/17/0006 - Erection of a detached annexe - **Approved**

LW/00/1309 - Section 73A Retrospective application for continued change of use from agricultural to garden - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Ringmer Parish Council – No objections.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received.

6. PLANNING CONSIDERATIONS

6.1 The land in question measures some 10m deep by 33m wide at the end of the existing garden, and forms a narrow band to the south of the plot. It has been fenced off from the field to the rear by simple post and rail fencing, and the post and rail fence between the existing garden and the additional land still remains. There is no evidence of domestic paraphernalia on the site, but a bed for flower/vegetable growing has been dug out.

6.2 As part of a previous application submission the applicant had submitted a receipt for the purchase of the land dated 1st July 2011 and an invoice for the erection of post and rail fencing dated 26th December 2011. Although the fencing receipt is not accompanied by information directly relating to the separation of the land in question from the field, aerial photographs dated 2012, and contained within Lewes District Council's mapping system, clearly show the fencing works had been carried out and this area of land has been subsumed within the curtilage of Corsica Cottage.

6.3 It is clear that this parcel of land has been separated from the adjoining field for several years, and during this time no complaints or issues have been raised. In fact, this change of use was only revealed during the site visit for a planning application for a detached timber annexe (LW/17/0006 - Approved 19th May 2017). The Parish Council have raised no objections to the proposal.

6.4 Although encroaching on the large area of agricultural land to the rear, the modest dimensions of the site, simple timber post and rail fence and the lack of domestication means there is no demonstrable harm to the character of the landscape. The future use of the land can be controlled by way of a restrictive condition to remove permitted development rights relating to the erection of sheds and other outbuildings (Class E, Part 1 of the General Permitted Development Order 2015), and this is recommended. As a result, the proposal is considered to be in accordance with Policy ST3 (Design, Form and Setting of Development) of the Lewes District Local Plan.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1 Classes E and F of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to Policies ST3 and CT1 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Additional Documents	7 July 2017	LAND FEE DOC
Additional Documents	7 July 2017	WORK FEE DOC
Design & Access Statement	7 July 2017	
Location Plan	7 July 2017	PL3
Proposed Block Plan	7 July 2017	PL3