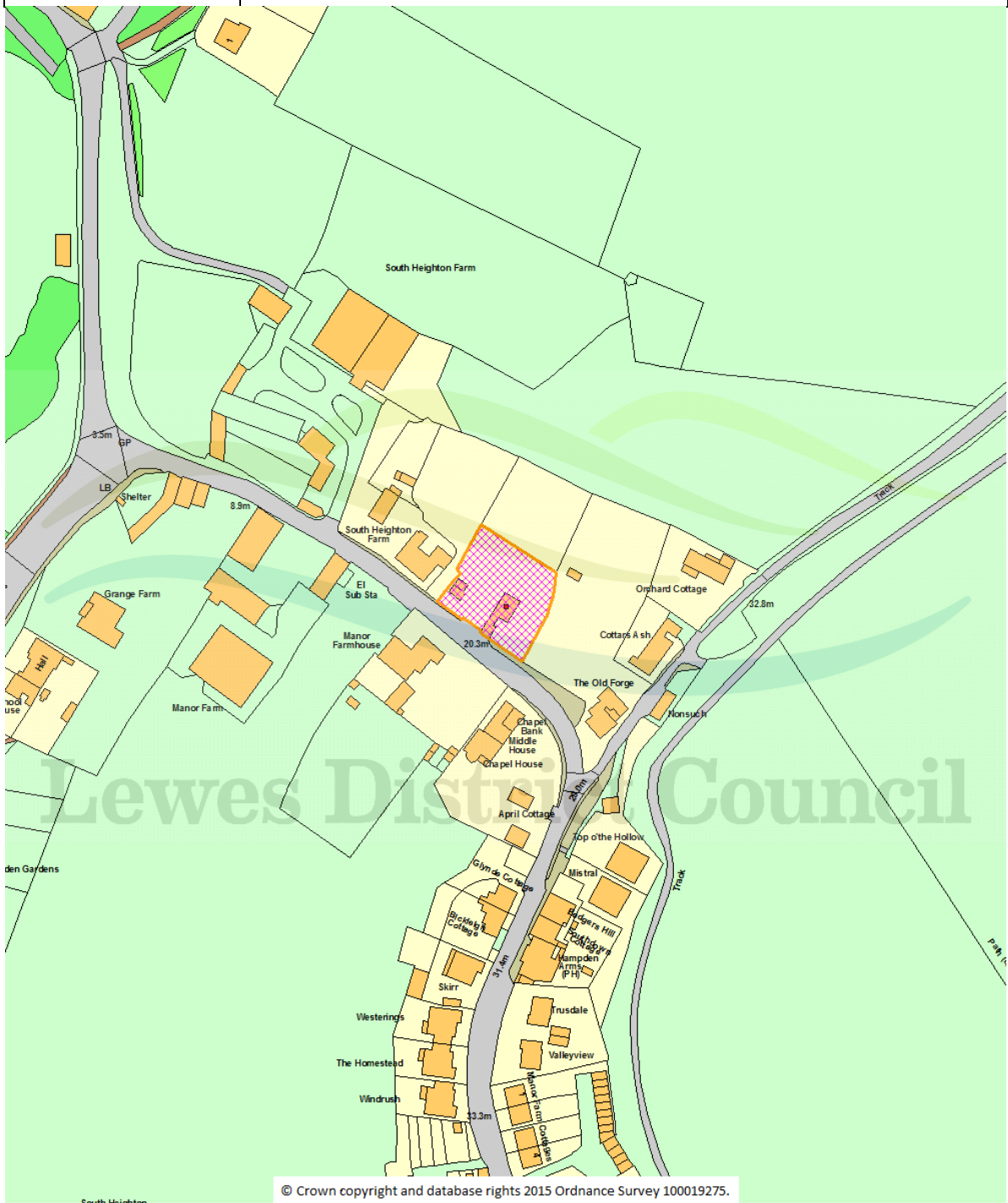


APPLICATION NUMBER:	LW/16/0967	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mrs B Coomber	PARISH / WARD:	South Heighton / Ouse Valley & Ringmer
PROPOSAL:	Planning Application for conversion of coach house to residential accommodation, including erection of two storey extension, insertion of three new rear windows and insertion of one rear roof light		
SITE ADDRESS:	The Coach House Heighton Road South Heighton East Sussex BN9 0JH		
GRID REF:	TQ4502		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located opposite Manor Farmhouse, on the hill leading down from the north side of South Heighton village to the A26. The site comprises a vacant flint agricultural building with attached flint garage, with a surfaced court yard and timber car port, all behind a flint boundary wall with five-bar gate on the roadside.

1.2 The site is outside any Planning Boundary and is therefore covered by 'countryside' planning policies. The site is within the South Heighton Conservation Area. The buildings are not listed.

1.3 The existing buildings have permission to extend (to the rear/east side) and to be converted to a single 2-bed dwelling (LW/14/0258). Prior to that, in 2002 and 2007 permission was granted for their conversion to holiday accommodation.

1.4 This application is again for conversion to a single dwelling, but this time with a more substantial extension, to enable conversion to a 3-bed dwelling. The proposal would involve a barn style addition to the building group, connected to the main building by a single storey glazed link. A tree would be removed for the extension. The barn style addition would be at right angles to the main group, thereby helping to enclose the courtyard with buildings. The ridge height of the addition would be slightly lower than the main building, and the addition would feature a 'cat-slide' roof, roof lights on the slope not facing the courtyard, and a chimney flue.

1.5 There would be few alterations to the fenestration of the existing buildings, but notably a new window in the existing garage facing the courtyard. The extension approved in 2014 (LW/14/0258) would not be built. Unlike the existing flint buildings, the new barn style addition would be finished in vertical timber cladding. The existing car port and courtyard would be retained for parking.

1.6 An existing post and rail fence (which runs across from the end of the existing main building) would effectively be 'pushed out' by about 11m to make way for the extension, and to provide an area of grass lawn. Beyond that is a "meadow" (as identified on the plan) which would be retained as a meadow and would not be part of the curtilage.

2. RELEVANT POLICIES

LDLP: – H05 – Conservation Areas

LDLP: – CP11 – Built and Historic Environment & Design

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

3. PLANNING HISTORY

LW/02/2301 - Conversion of redundant carriage house and barn to tourist (holiday) accommodation and erection of garage - **Approved**

LW/02/2302 - Conservation Area Consent for the demolition of garage/store room - **Approved**

LW/07/1532 - Conversion of redundant carriage house and barn to tourist (holiday) accommodation and erection of garage - **Approved**

LW/14/0258 - Change of use from holiday let to residential accommodation with garage and off road parking - **Approved**

LW/14/0887/CD - Discharge of condition 5 relating to planning approval LW/14/0258 - **Approved**

LW/16/0005/CD - Discharge of condition 2 attached to planning approval LW/14/0258 - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Main Town Or Parish Council – The Council is concerned about the application which it believes is, on balance, inappropriate bearing in mind the sites location within the South Heighton Conservation Area and its contribution to the street scene.

4.2 The Council appreciates that the coach house's use as a residential property would ensure the beneficial use of an important historic building that contributes to the street scene of this part of the Conservation Area. The Council is however concerned about the scale of the proposed extension, in that it is substantial in respect of the size of the existing building, but appreciates that this ensures the viability of the proposed dwelling; that the height of the roof line is proposed to be the same as that of the existing tallest building; half of the extension is screened from the street scene by the existing building and that the part protruding beyond this has an end roof sloping down (mirroring the angle of the existing building) to first floor level to help minimise its impact. Bearing these factors in mind the scale of the proposed extension alone is not considered to be unacceptable, subject to the comments below.

4.3 The proposed extension is of a modern contemporary "barn" design and does not reflect any of the design elements of the existing coach house (apart from having a proposed slate tiled roof with similar pitches). Consequently it is considered that it would stand out substantially from, not only the coach house, but also the other existing historic buildings in the area and would not complement the street scene. This would be exacerbated by the use of the proposed wooden cladding to the elevations which is not in keeping with the historic agricultural buildings in the area which are, like the coach house, constructed of flint and brick, with slate or clay tiled roofs. It is recognised that the design concept may be to ensure distinction from the original building, but in its currently proposed form the extension is considered to be detrimental to the conservation area. However it is believed that, if the elevations, particularly those facing the court yard/road to the south west and to the northwest, were constructed of a flint and brick material, this would mirror the existing coach house and agricultural buildings in the area, would reduce the impact of the extension and more readily complement the street scene.

4.4 For these reasons the Council objects to the application in its present form and would seek to have the application modified to use more suitable materials to the elevations reflecting the character of the buildings in this part of the conservation area.

In addition the Council notes that the plans show only limited useable garden space, with the area to the east steep, elevated and heavily treed and the frontage mainly court yard parking. With this in mind the "existing meadow" may well be utilised as "garden" by the owner. Whilst recognising that this in its self would not necessarily be unreasonable, should the District Council be minded to grant planning permission the Council would wish

to see conditions imposed to ensure that this area did not by default or future use gain residential status.

4.5 Environmental Health – It is understood the site has historically been used as a building associated with South Heighton Farm. Agricultural buildings may have been subject to potentially contaminative uses over time, such as for the storage of agricultural machinery, vehicles, fuels and agro-chemicals. Associated machinery and vehicle maintenance activities may have also been carried out. The existing building may also include asbestos containing materials more specifically within the roof structure, which may have been damaged over time resulting in the presence of asbestos in soils. As such full contaminated land conditions are recommended.

4.6 Design & Conservation Officer – The impact of the extension is not considered to be significantly detrimental as the sites rural character is maintained as the landscape beyond, most notably the line of trees to the north, remain visible from within the conservation area. It is also notable the rural character is reinforced through the proposed built form, which will loosely reflect the agricultural character of many of the buildings locally but in a more modern idiom.

4.7 While the site is outside the planning boundary where new development is strictly controlled, a notable aspect of the acceptability of this extension is it is to replace an unimplemented approved extension on the east elevation which, if constructed, would be considered unsympathetic to the character of the conservation area. It is considered the benefit to the conservation area of this more sympathetically designed proposed scheme outweighs the harm that would be caused as a result of the extant proposal.

4.8 It is considered steps need to be taken to ensure this previously approved extension is not implemented if this application is approved as the cumulative impact of this consent and current proposal would harm the character and appearance of the conservation area. It is advised a condition be attached to any approval removing the right to implement this previous proposal.

4.9 It is advised permitted development rights are removed from the site, to protect it from piecemeal development. It is also advised an informative be attached stating the land within the blue line on the Block Plan (drawing number L-100) shown as 'existing meadow agricultural curtilage' to the north of the development does not have a change of use to residential and the existing or a similar agricultural use needs to be maintained.

4.10 No objection is raised to the principle of the change of use and proposed extension subject to conditions controlling the details of the scheme.

4.11 ESCC Archaeologist – Although this application is situated within an Archaeological Notification Area, the groundworks have already taken place under a previous permission. For this reason I have no further recommendations to make in this instance.

4.12 Southern Gas Networks – Standard gas safety advice.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 2 representations received in support, on grounds that this is a sympathetic proposal which would enhance the character and quality of the area.

5.2 One representation commenting that the flue should be painted black and not stainless steel.

6. PLANNING CONSIDERATIONS

6.1 The principle of conversion of these buildings to a dwelling has been established by the 2014 permission. The question now is whether the current application is acceptable, particularly given the additional building and the use of timber cladding for the additional building.

6.2 The proposed additional building would have a footprint of 64 sq.m; only half of which would be behind the existing building as viewed from the road. The building would not, it is considered, be a substantial additional existing building and would be proportionate to it. The extension is considered to be acceptable in terms of its bulk and height.

6.3 South Heighton Parish Council's (the PC) position is that the application is, on balance, "inappropriate bearing in mind the sites location within the South Heighton Conservation Area and its contribution to the street scene". While the principle of conversion to a dwelling is accepted by the PC and "the scale of the proposed extension alone is not considered to be unacceptable", the modern contemporary 'barn' design of the extension "does not reflect any of the design elements of the existing coach house..... it would therefore "stand out" substantially from not only the Coach House but also the other historic agricultural buildings in the area which are constructed of flint and brick, with slate or clay tiled roofs. The proposed wooden cladding would, in the PC's view, exacerbate this and, instead, flint and brick would mirror nearby buildings and would reduce the impact of the extension and complement the street scene.

6.4 The PC's suggestion that flint would be more appropriate for the extension has been put to the applicant, but the applicant has felt unable to agree to the suggestion. The applicant comments that "We have carried out extensive pre-app with (the Council's conservation and planning officers). During this process we all agreed that the extension should read as an new architectural language and not try to replicate the style of the existing Coach house. We feel that in changing the material to flint the identity of the existing building will be lost".

6.5 The timber clad extension would be seen from the road, but would be part of an elevation which also includes glazing and a slate roof.

6.6 The Council's Conservation Officer considers the materials (including the cladding) to be acceptable, In his words, "the rural character is reinforced through the proposed built form, which will loosely reflect the agricultural character of many of the buildings locally but in a more modern idiom". While the Parish Council's concerns are noted and understood, as there are a majority of 'traditional' flint buildings in the locality, it is considered that a timber clad extension would be acceptable. This would be, it is considered, a valid approach, resulting in a material which would differentiate the 'new' build from the older elements of the scheme, particularly as the extension would effectively be a 'stand-alone' building in its own right, only attached to the flint buildings by the low glazed link. Timber cladding would be acceptable in its own right, and is of course widely used in agricultural barns and barn conversions.

6.7 The existing timber car port, which would be retained, already constitutes a timber building on the site,

6.8 In the circumstances, it is considered that the proposal would enhance this part of the conservation area, as the buildings would be brought into use in what is considered to be an acceptable manner. The provision of a new dwelling would, in a small way, add to the stock of housing within the district.

6.9 Approval is recommended.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials (for the buildings and surfacing materials) shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policies ST3 of the Lewes District Local Plan, CP11 of the Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. The flue to the wood burning stove shall be finished in matt black, prior to first occupation of the building.

Reason: To help ensure a satisfactory appearance, having regard to Policy ST3 of the Lewes District Local Plan.

3. 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 Classes A to C 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 H5 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. The residential curtilage to the building shall be as shown on the Site Location and Block Plan drawing L-100a, and shall not include the 'Existing meadow agricultural curtilage' noted on that drawing.

Reason: For the avoidance of doubt, having regard to the character of this part of the locality, Policies ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy.

5. The extensions to the east elevation, as previously approved by permission LW/14/0258 (and shown on drawing 14.02.06.004 as approved under that permission) shall not be built in conjunction with this (LW/16/0967) permission.

Reason: To avoid excessive extensions, having regard to the character of this part of the locality, Policies ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy.

6. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- (a) all previous uses
- (b) potential contaminants associated with those uses
- (c) a conceptual model of the site indicating sources, pathways and receptors
- (d) potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework 2012.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework 2012.

9. Prior to completion of works details of windows (to include rooflights) and doors to include materials, finish, product information and elevations to a scale of 1:10 or similar and cross sectional details to a scale of 1:2 or similar shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policies ST3 of the Lewes District Local Plan, CP11 of the Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason; To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Floor Plan(s)	18 November 2016	L-101
Existing Roof Plan	18 November 2016	L-101
Existing Elevation(s)	18 November 2016	L-101
Existing Section(s)	18 November 2016	L-101
Proposed Floor Plan(s)	18 November 2016	L-102

Proposed Roof Plan	18 November 2016	L-102
Proposed Elevation(s)	18 November 2016	L-102
Location Plan	17 January 2017	L-100 A
Proposed Block Plan	17 January 2017	L-100 A
Additional Documents	1 December 2016	ROOFLIGHT DETAILS
Additional Documents	1 December 2016	WINDOW DETAILS