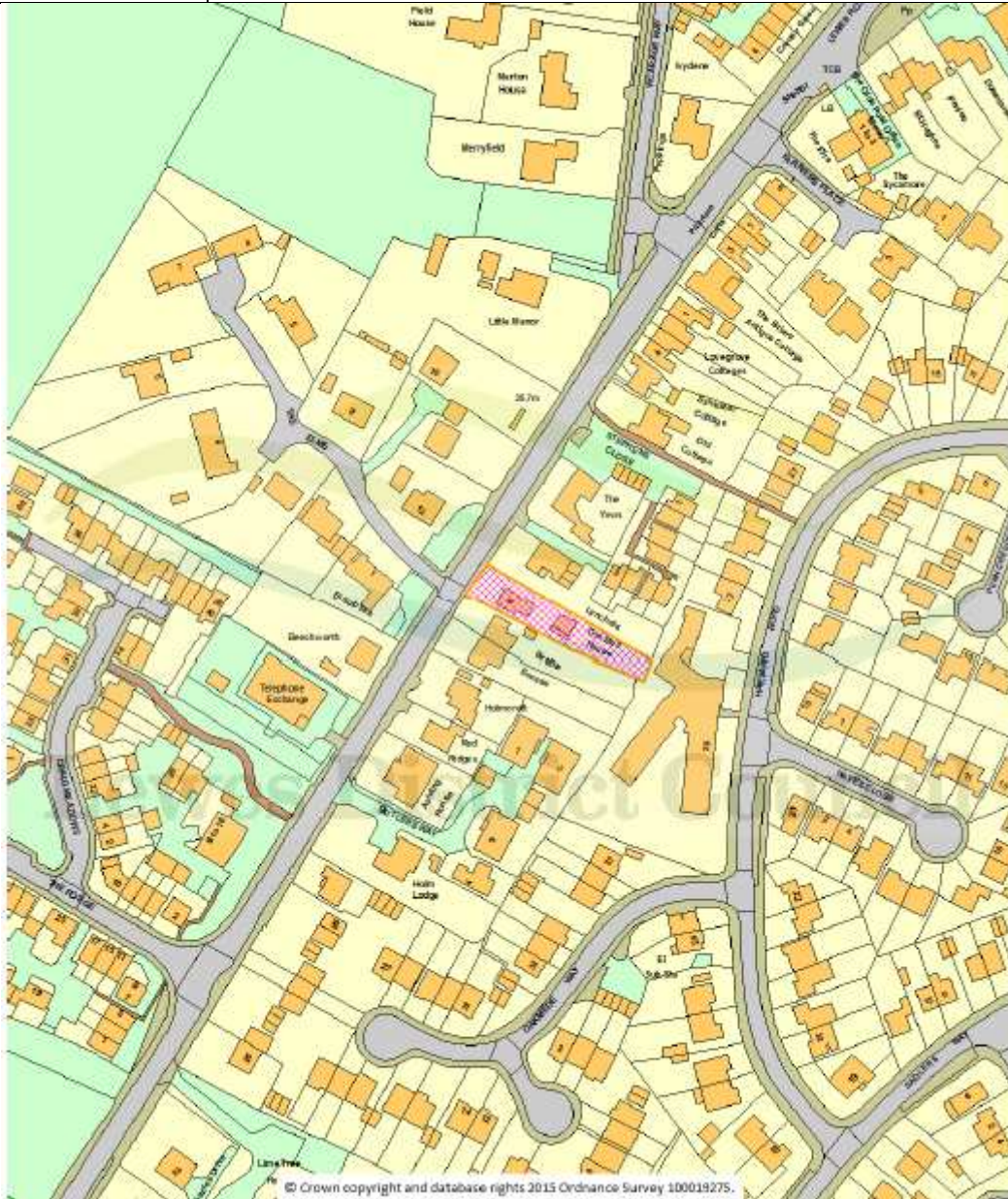


APPLICATION NUMBER:	LW/17/0690	ITEM NUMBER:	9
APPLICANTS NAME(S):	Mr & Mrs Horton	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Planning Application for Removal of PVC-u conservatory, erection of a two storey extension to the side and single storey extension to the rear with associated internal alterations		
SITE ADDRESS:	Old Malt House Lewes Road Ringmer East Sussex BN8 5ES		
GRID REF:	TQ4412		



1. SITE DESCRIPTION / PROPOSAL

1.1 The Old Malt House is situated on Lewes Road, the main thoroughfare through Ringmer village. It lies within the Planning Boundary and Ringmer Conservation Area. Built in 1926, it makes an attractive addition to the street scene with traditional clay tile-hung elevations, and has an unusual layout in that the main entrance is situated on the side (north-eastern) elevation.

1.2 The building is located in close proximity to several listed buildings which form an important element of the historic value and character of the Conservation Area. The south-western boundary of The Old Malt House marks the edge of the Conservation Area, with the adjacent 1960's dwellings forming the next visual 'chapter' in the Ringmer street scene.

1.3 This application for planning permission seeks consent for a two storey side extension with wrap-around single storey extension to the rear. As originally submitted, the side extension was 0.4m from the north-eastern boundary at the front, narrowing to a clearance of 0.3m at the rear. Following the comments of the Design and Conservation Officer, amended plans have been received which show an increase in boundary clearance to 1m at the front, and 0.9m at the rear. This assessment is based on the amended scheme.

2. RELEVANT POLICIES

LDLP: – H05 – Conservation Areas

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

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – RNP91 – Policy 9.1-Design, Massing and Height

3. PLANNING HISTORY

TW/17/0055/TCA - 9x Fir (A on the plan) - Removal of partially dead trees. Reason: Unsightly, create poor soil underneath and shade. to allow planting of native trees.
1x Norway Maple (B on the plan) - Remove. Reason: Overgrown, to allow more light into the garden for growing fruit trees and vegetables.
1x Fir (C on the plan) - Remove. Reason: Closeness to boundary and rear garage. Pruning would mis-shape it. To allow for further planting. - **No Objection**

TW/17/0078/TCA - 1x Bay (and evergreen shrub) - remove. Reason: to allow for a side extension.
Coniferous hedge - remove section that is dead. Reason: to allow for a side extension. - **No Objection**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Design & Conservation Officer

4.2 The Old Malt House on Lewes Road is in the Ringmer Conservation Area and is within the context of a number of grade II listed buildings including, Beechworth, The Yews, Old Cottage, Sylvester Cottage and the grade II* listed Little Manor. The dwelling is considered to make a positive contribution to the character and appearance of the conservation area. The proposal is for a two storey side extension on the dwellings north east elevation.

4.3 This part of the Ringmer Conservation Area and its immediate setting is typically characterised by individual dwellings on plots with front gardens, driveways and notable but modest open space on their side boundaries. Importantly the open spaces between dwellings are an integral feature of this part of the Ringmer Conservation Area. Proposals for side extensions to these dwellings need to be carefully considered to ensure these open spaces are maintained and not adversely affected by development proposals.

4.4 The proposed extension measures approximately 0.4 metres from the northeast boundary on the front elevation narrowing to approximately 0.3 metres toward the rear. The proposals significantly reduce the open space between The Old Malt House and its neighbour The Lynchetts which results in a terracing effect between the two dwellings when viewed from Lewes Road.

4.5 The impact of the scale and massing of the proposed two storey extension is therefore considered to be unsympathetic to the Conservation Area and the wider setting of the neighbouring listed buildings, to the extent it would harm their character.

4.6 Objection is raised to the proposed works. It is recommended the application be refused. It is not considered the proposal can be amended to address this objection.

4.7 ESCC Archaeologist

4.8 If the Local Planning Authority is minded to grant planning permission, then we ask that the following condition be applied:

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

4.9 Relevant National Planning Policy

4.10 141: Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.11 Detailed Comments:

4.12 The proposed development is within an Archaeological Notification Area defining the medieval and post-medieval historic core of Ringmer village. An earlier building at the front of this plot is recorded on 19th century maps, which may in turn have replaced earlier occupation on this site. The proposed groundworks relating to this proposed extension therefore have a potential to expose or disturb buried archaeological remains.

4.13 In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved in situ or, where this cannot be achieved, adequately recorded in advance of their loss. These recommendations are in line with the requirements given in the NPPF (the Government's planning policies for England):

4.14 In furtherance of this recommendation, we shall be available to advise the applicant on how they can best fulfil any archaeological condition that is applied to their planning permission and to provide a brief setting out the scope of the programme of works. The written scheme of investigation, referred to in the recommended condition wording above, will set out the contracted archaeologist's detailed approach to undertake the programme of works and accord with the relevant sections of the Sussex Archaeological Standards (April 2015).

4.15 Ringmer Parish Council

4.16 Considers in principle that the extension is not an issue. Members consider the proposed extension to be sympathetic to the existing and will be an improvement to the street-scene.

4.17 Ringmer Parish Council's main concern regarding this application is that parking provision has not been demonstrated and would urge that Policy 8.3 of Ringmer Neighbourhood Plan be adhered to.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received.

6. PLANNING CONSIDERATIONS

6.1 As stated earlier, The Old Malt House is situated within Ringmer Conservation Area, in which, *"The Council has a duty to pay special attention to preserving and enhancing the character and appearance of Conservation Areas in exercising its planning powers"* (Ringmer Conservation Area Appraisal, Nov 2003). As such, the proposal falls to be assessed against Policy H5 (Development within or affecting Conservation Areas) of the Lewes District Local Plan, with the comments of the Council's Design and Conservation Officer (DCO) a material consideration which carries considerable weight.

6.2 In his observations, the DCO comments that, *"This part of the Ringmer Conservation Area and its immediate setting is typically characterised by individual dwellings on plots with front gardens, driveways and notable but modest open space on their side boundaries. Importantly the open spaces between dwellings are an integral feature of this part of the Ringmer Conservation Area. Proposals for side extensions to these dwellings need to be carefully considered to ensure these open spaces are maintained and not adversely affected by development proposals."* The comments are then focussed on the specifics of the application in question but, it should be noted, on the original submission and not the amended scheme, *"The proposed extension measures approximately 0.4 metres from the northeast boundary on the front elevation narrowing to approximately 0.3 metres toward the rear. The proposals significantly reduces the open space between The Old Malt House and its neighbour The Lynchetts which results in a terracing effect between the two dwellings when viewed from Lewes Road."* It is acknowledged that the amended plans have increased the space between the proposed extension (1m at the front, 0.9m at the rear), and the boundary, but the first floor element still remains, substantially decreasing

the space between The Old Malt House and Lynchetts (adjacent). Lynchetts has recently been granted planning permission for a single storey side extension of contemporary design (LW/17/0367) which still retains the open, loose grained character of this part of the Conservation Area. Policy H5 seeks to ensure that all proposals within Conservation Areas should *"conserve or enhance the special architectural or historic character or appearance of the area and re-instate historic elements wherever possible."* It is considered that this reduction in open space between the dwellings will neither conserve nor enhance the Conservation Area contrary to Policy H5.

6.3 Core Policy 11 (Built and Historic Environment and High Quality Design) of the Lewes District Joint Core Strategy seeks to ensure that development, *"Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage"*. The final paragraph in CP11 also states, *"The local planning authority will seek opportunities to enhance the character and appearance of designated Conservation Areas, in accordance with the Conservation Area character appraisals."* Again, it is considered a two storey extension in this location will harm the open character of this part of the Conservation Area which has the potential to negatively impact on the setting of the nearby listed buildings.

6.4 Notwithstanding the comments of Ringmer Parish Council, Policy 9.1 of the adopted Ringmer Neighbourhood Plan pays special regard to development within the Conservation Area. It states, *"A degree of design variety within a development is essential but it must take into account the design and detailing of adjacent buildings and the spatial, visual and historical context in which it resides. This is particularly important in Character Areas 1, 2, 4 & 6, and especially within the Conservation Area or near heritage buildings"*. It is considered the reduction in open space between The Malt House and Lynchetts would be to the detriment of the spatial, visual and historic context of the Conservation Area, contrary to Policy 9.1.

6.5 Regarding the Parish Council comments on the subject of parking, policy 8.3 of the Ringmer Neighbourhood Plan sets out the minimum parking provision for new development. This is set at three parking spaces for a home of four bedrooms or more, which would be the number of bedrooms resulting from the proposed extension. It also states that, *"Proposals for residential extensions should not reduce off-road parking below these levels."* At present, there is parking for at least two/three cars at the front of the dwelling which would not be compromised by the proposal.

6.6 Taking the above matters into consideration, the proposed two storey side extension, even in its reduced form, would result in the unacceptable reduction of the open space between The Old Malt House and Lynchetts, eroding the special character and qualities of the Conservation Area contrary to Policies H5 and ST3 (Design, Form and Setting of Development) of the Lewes District Local Plan, Core Policy 11 of the Lewes District Joint Core Strategy, and Policy 9.1 of the adopted Ringmer Neighbourhood Plan.

7. RECOMMENDATION

7.1 The applicant has reduced the width of the proposed extension, drawing it back from the boundary with Lynchetts. However, the first floor element remains, along with the potential for damage to the character of Ringmer Conservation Area. As a result it is recommended that, on balance, planning permission be refused.

Reason(s) for Refusal:

1. The proposed two storey side extension would result in the unacceptable reduction of the open space between The Old Malt House and Lynchetts, eroding the special character and

qualities of the Conservation Area and the wider setting of the neighbouring listed buildings, contrary to Policies H5 and ST3 (Design, Form and Setting of Development) of the Lewes District Local Plan, Core Policy 11 of the Lewes District Joint Core Strategy, and Policy 9.1 of the adopted Ringmer Neighbourhood Plan.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	31 July 2017	
Additional Documents	6 September 2017	HER CONSULTATION REPORT
Additional Documents	6 September 2017	HERITAGE STATEMENT
Location Plan	23 October 2017	PL001 A
Proposed Block Plan	23 October 2017	PL001 A
Existing Floor Plan(s)	31 July 2017	PL002
Existing Elevation(s)	21 September 2017	PL003
Proposed Floor Plan(s)	23 October 2017	PL004 B
Proposed Elevation(s)	23 October 2017	PL006 B
Proposed Elevation(s)	23 October 2017	PL007 WITH ADJACENT PROPERTY SHO