

APPLICATION NUMBER:	LW/17/0768	ITEM NUMBER:	8
APPLICANTS NAME(S):	Mr & Mrs R Burgoyne	PARISH / WARD:	Wivelsfield / Chailey & Wivelsfield
PROPOSAL:	Planning Application for Erection of a single storey extension and porch extension		
SITE ADDRESS:	The Old Granary Meadowlands Farm Slugwash Lane Wivelsfield East Sussex RH17 7RQ		
GRID REF:	TQ3522		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a detached converted barn, located to the east of Slugwash Lane.

1.2 The house has an east/west orientation, with the front elevation facing west towards the rear elevation of a neighbouring property (Meadowlands Farmhouse). The rear elevation faces eastward over a garden and towards open fields.

1.3 The site has a long and extensive planning history, the most relevant of which is listed below.

1.4 The barn was originally converted to a dwelling under application LW/98/0145 which involved conversion of the large barn, the adjoining single storey implement barn and the addition of a two storey extension to the east.

1.5 In 2002 planning permission was granted under LW/02/0966 for a first floor extension above the converted implement barn.

1.6 Following the refusal of two proposals for a side extension, retrospective consent was granted under application LW/08/1017 for a side extension.

1.7 In 2010 planning permission was granted under LW/10/0670 for a sunroom. In the same year planning permission was granted for the erection of an open trailer store/shed under LW/10/1561; however this consent was not implemented and therefore has now lapsed.

1.8 More recently planning permission was refused under LW/16/0334 for a two storey front/side extension, this application was refused for the following reason: *"The proposed extension due to its location, size and cumulative impact in combination with the existing extensions far exceeds the Policy limits for residential extensions in the countryside and would have a negative impact on the character of the building, failing to respect the layout, scale and form of the original agricultural building. The proposal is therefore contrary to the provisions of Policies ST3, RES13 and RES14 of the Lewes District Local Plan and Core Policy 11 of the Joint Core Strategy."*

1.9 This application seeks consent to erect a single storey front facing extension and an open fronted porch.

1.10 Prior to the submission of this application, informal discussions were undertaken with officers and draft plans provided for discussion. Although officers felt that a single storey extension would be an improvement on the previously refused scheme (LW/16/0334), concern was raised regarding the length of the proposed single storey addition. It was felt that at 9m was too long and that the length should be reduced. It was suggested that the extension should project no further west than the proposed hall/porch extension.

1.11 The plans submitted with this application remain unaltered from that pre-application discussion.

1.12 The proposed works consist of the following:

1 Hallway/Open fronted porch:

There is an existing open porch, formed under an over-sailing first floor. This would be infilled and a small 3.4 sq.m hallway extension added. This would then have a narrow, oak framed, porch front.

2 Single storey extension:

The proposed single storey extension will project approximately 9m from the front elevation of the existing dwelling and have a width of approximately 3.3m. The extension would match the height and roof pitch of the existing single storey element. It would create some 24 sq.m floorspace

1.13 The proposed works would be finished in matching materials.

2. RELEVANT POLICIES

LDLP: – CT01 – Planning Boundary and Countryside Policy

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

LDLP: – RES13 – All extensions

LDLP: – RES14 – Extensions in the Countryside

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – WNPP5 – Design

3. PLANNING HISTORY

LW/08/1017 - Section 73A Retrospective Application for side extension to kitchen incorporating storage room and porch and resiting of oil tank - **Approved**

LW/09/1136 - Erection of a conservatory/sun room to rear with roof terrace over - **Refused**

LW/10/0670 - Erection of a conservatory/sunroom to rear - **Approved**

LW/10/1561 - Erection of an open trailer store and enclosed tool and bike store (removal of existing shed) - **Approved**

LW/16/0334 - Erection of a two storey extension to front - **Refused**

LW/02/0966 - Extension and alteration to roof to provide additional accommodation - **Approved**

LW/98/0145 - Conversion & extension of obsolete building to form a dwelling house. - **Approved**

LW/93/0331 - Change of use of war games car park to DIY livery, 14 stables, caretakers flat, and parking and change of use of agricultural land to riding menage hacking/cross country course. - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Wivelsfield Parish Council – Support

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Seven letters were received objecting to the proposed development due to its form, location and size.

5.2 A number of the objections have commented that the building has already been extended by over 50% since the change of use and there are concerns regarding loss of privacy, overlooking and impact on the countryside.

5.3 The comments received consider the development to be contrary to policies ST3 & RES14 of the Lewes District Local Plan.

6. PLANNING CONSIDERATIONS

6.1 Planning law requires that all planning applications must be determined in accordance with the development plan, unless material circumstances indicate otherwise. The material considerations relating to this application are:

1. Design/visual impact on the countryside
2. Impact on neighbour amenity

6.2 DESIGN/VISUAL IMPACT ON THE COUNTRYSIDE

6.2.1 Policies ST3 of the Lewes District Local Plan (LDLP), CP11 of the Joint Core Strategy (JCS) and Policy 5 of the Wivelsfield Neighbourhood Plan (WNP) are fairly general design policies which state that development should, amongst other things, respect the overall character, rhythm and layout of neighbouring buildings and the local area more generally.

6.2.2 CP11 of the JCS seeks to ensure that all new development respects, and where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage. Development is also expected to respond sympathetically to the site and its local context and to be well-integrated in terms of access and functionality with the surrounding area. These objectives are also reflected in Policy ST3 of the LDLP and Policy 5 of the WNP.

6.2.3 Policy RES13 of the LDLP relates to domestic extensions and requires all extensions and alterations to respect the character of adjacent properties and the street scene. Furthermore the policy seeks to ensure that all extensions are subsidiary to the existing building. Although the proposal is for a single storey extension, therefore will not be as dominant as a two storey extension, the nature of this extension (projecting some 9m forward of the front elevation) will have a visual impact on the original building.

6.2.4 The site is located outside of the development boundary; therefore Policy RES14 of the LDLP must also be taken into consideration. Policy RES14 states that in the case of extensions in excess of 30% of the original floorspace, the Council will need to be satisfied that there is no major change to the character of the building or its landscape; the policy also restricts the amount of additional floor space created to a maximum of 50% of the original floorspace to protect the character of the original dwelling.

6.2.5 Overall Policy RES14 confirms that it will need to be demonstrated that extensions of between 30% and 50% of the original floorspace will not result in a major change to the character of the building or its impact on the landscape and that in general, extensions should be designed to integrate with and be subservient to the main house.

6.2.6 The applicant's supporting statement explains the rationale behind the proposed extension, giving weight to planning approval LW/10/1561 which granted consent for a 10m wide, 4m deep and 5.95m high trailer store. It is the applicant's case that as consent has

previously been granted for a new built form in a similar location to that of the proposed extension that this is a strong material consideration in support of the proposal.

6.2.7 It should be noted that the 2010 approval (LW/10/1561) related to a detached outbuilding located some 8m west of the main dwelling house and therefore would have been considered against different policies. Notwithstanding this, the consent has now lapsed and planning policy has changed since 2010 with the adoption of the National Planning Policy Framework, the Joint Core Strategy and the Wivelsfield Neighbourhood Plan.

6.2.8 Having taken all of the above into consideration, it is considered that the cumulative effect of the incremental extensions has had a significant impact on the character of the original building. It is accepted that due to the previous alterations, the rear elevation of the whole building is already very domesticated in appearance; however the overall scale of the implement barn still appears as subservient to the original barn. The front elevation of the whole building has a mixed character with the original barn retaining its agricultural character and the implement barn having a more domestic appearance while still appearing subservient to the original barn.

6.2.9 The proposed single storey extension is set away from the original barn (the northern part of the house) and is partially screened by the proposed porch projection; however the extension will have a much stronger relationship with the implement barn (the southern end of the house). Concerns have been raised regarding the impact of the extension on the original dwelling; however amended plans have not been forthcoming.

6.2.10 It is accepted that the amount of development already permitted far exceeds the limits set by policy and restrictive conditions and that further extension of this property should be strongly resisted. However, each application must be determined on its own merits and development should not be resisted solely on the requirements of Policy RES14.

6.2.11 There are no public views of the site; therefore the proposed extensions cannot be viewed from the public realm. Although concerns have been raised regarding visual impact on the original building, the new additions would have no impact on the wider character and appearance of the countryside.

6.2.12 The proposed porch would be of a subservient scale, integrate well with the house and maintain the overall character of the existing building. The proposed extension is set away from the original barn and scale and design is an improvement on the previously refused scheme.

6.3 NEIGHBOUR AMENITY

6.3.1 The proposed extension is single storey and will not overshadow the neighbouring property nor will it appear dominant or overbearing.

6.3.2 Due to the orientation of the site and its relationship with Meadowlands Farmhouse the proposed development will allow for some overlooking at an oblique angle; however this is not considered to be a significant increase from what already existing.

6.4 CONCLUSION

6.4.1 On balance, it is considered that the amount of development already permitted far exceeds the limits set by policy and restrictive conditions, and although the character of the original building is slowly being subsumed by extensions and alterations, the proposed

development in this location is not considered to adversely impact on the setting of the original building or the wider countryside. For these reasons the proposal is considered acceptable.

7. RECOMMENDATION

7.1 Planning permission is granted

The application is subject to the following conditions:

1. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality 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 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.

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>
Design & Access Statement	7 September 2017	1.1
Location Plan	7 September 2017	1:2500
Proposed Block Plan	7 September 2017	1:500
Existing Elevation(s)	7 September 2017	B.018.16.07
Existing Floor Plan(s)	7 September 2017	B.018.16.07
Proposed Elevation(s)	7 September 2017	B.018.16.08
Proposed Floor Plan(s)	7 September 2017	B.018.16.08