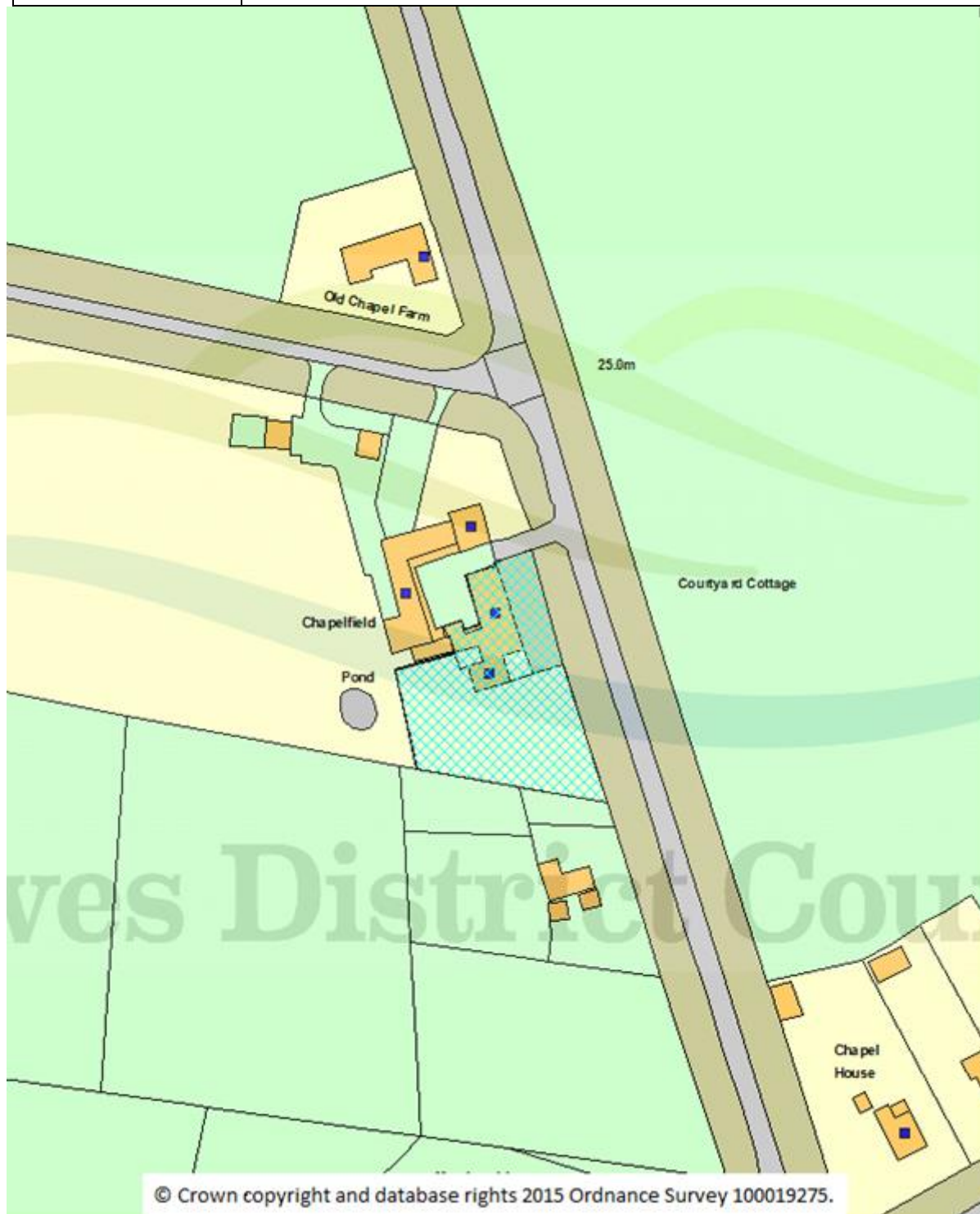


APPLICATION NUMBER:	LW/18/0347		
APPLICANTS NAME(S):	Mr & Mrs White	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Planning Application for 2 story extension, dormer windows and enclosure of side courtyard to existing dwelling		
SITE ADDRESS:	Chapelfield House Harveys Lane Ringmer East Sussex BN8 5AG		
GRID REF:	TQ 47 13		



1. SITE DESCRIPTION / PROPOSAL

1.1. The application site consists of a traditional Sussex farmhouse style property that forms one of three dwellings that were created through an old farmhouse (with surrounding farm buildings) conversion. There is an existing contemporary single storey extension to the front of the property, as well as a wraparound dominant UPVC conservatory on site, which at present serves as the entrance porch to the entrance that is used for the dwelling. The site is located in the countryside and outside of the defined settlement boundary.

1.2. This application seeks planning approval for the proposed two storey gable-end extension; single storey extension filling in the existing courtyard to form a large dining room and enlarged kitchen; and a corner/side dormer adjacent to the proposed gable-end element. The proposed works include internal layout rearrangements. It is also proposed to remove the chimney throughout the floors.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – RES14 – Extensions in the Countryside

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – RNP411 – Policy 4.11-Light Pollution

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

LDLP: – RNP93 – Policy 9.3-Materials

3. PLANNING HISTORY

LW/10/0078 - Section 73A retrospective application for variation of sole condition attached to planning approval LW/02/381 to allow occupation of the annexe by persons not in connection with Chapelfield House - **Refused**

LW/12/0087 - Change of use from annexe to part of principal dwelling house - **Approved**

LW/88/1909 - Erect double garage - **Approved**

LW/86/0971 - Change of Use to residential unit with extension. - **Approved**

LW/86/1661 - Planning and Building Regulations Applications for stable block. Building Regulations Refused. - **Approved**

LW/01/1628 - Application to vary condition 1 on Planning Consent LW/94/0868F to permit the use of the stabling for private use unconnected with Chapelfield House (no commercial use) - **Approved**

LW/94/0868 - Single storey detached stable block and tractor shed with fodder store on concrete base for private use - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Ringmer Parish Council – Objection.

4.2 Ringmer Parish Council considers the extension to be over developed and is out of character for a property in the countryside. The proposed extension gives the appearance of a 3-storey development which contravenes Ringmer Neighbourhood Plan.

4.3 Ringmer NP policy 9.1 (Design, massing and height of buildings): New development should be of high quality and be designed to fit in with its surroundings. To achieve this, applicants should give careful consideration to the height, massing and scale of a proposal. Houses of more than two storeys are generally inappropriate in a village setting. 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. Exceptional modern design is not precluded. Development applications in Ringmer village should demonstrate how they enhance the visual integration of the village and its open spaces with the enveloping SDNP.

4.4 Due to the massing and size of the extension in a rural area. Ringmer Parish Council has requested that a Ward District Councillor requests this application be called in, to enable the Planning Applications Committee to determine the decision and not a Planning Officer.

4.5 Ringmer Parish Council would also like to reiterate the previous comments submitted which are amplified below:

4.6 Ringmer Parish Council recommends refusal of this application for the following reasons;

- The proposed is not in accordance with the Village design statement
- The design has a negative impact on the street scene
- There is significant over development of the site
- There is a clear contravention of Ringmer Neighbourhood Policies

4.7 Ringmer Parish Council has requested this application be considered by the Planning Applications Committee.

4.8 Design, massing and height of buildings

4.9 Policy 10.1: New development should be of high quality and be designed to fit in with its surroundings. To achieve this, applicants should give careful consideration to the height, massing and scale of a proposal. Houses of more than two storeys are generally inappropriate in a village setting. 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. Exceptional modern design is not precluded. Development applications in Ringmer village should demonstrate how they enhance the visual integration of the village and its open spaces with the enveloping SDNP

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received.

6. PLANNING CONSIDERATIONS

6.1. The application site falls outside of any planning boundary as defined by the Lewes District Local Plan therefore policy CT1 is relevant. This policy seeks to resist new development other than in exceptional circumstances. Furthermore, policy RES14 (Extensions in the Countryside) permits extensions of existing properties by up to 50% habitable floorspace, providing that the character of the property is maintained and there is no impact on the landscape. In this instance, the Council's records do not show any additions to the existing dwellinghouse. However, it is assumed that the existing conservatory was added without consent in the past. Consequently, the existing floorspace minus conservatory footprint is considered as original in policy terms.

6.2. Given the site history, it is important to ensure that development works are within policy limits and acceptable in planning terms for this countryside location. However, notwithstanding the site history and cumulative floorspace above policy limits (more than 50% habitable floorspace increase), the impact of the additional floor must be considered on its merits.

6.3. This application follows pre-application advice reply ref. PREAPP/18/0085. The case officer summarised that did not have an objection to the proposed works, although advised to reduce the proposed dormer's width, as well as Ringmer Neighbourhood Plan's policy 4.11 Avoidance of Light Pollution should be addressed.

6.4. The initially submitted proposals have been amended as per case officer recommendations. The two storey front extension was reduced in depth by approximately 0.8 metre, as well as its contemporary nature was revised to be more in keeping with the traditional fabrics of the property. In addition to that, a contemporary bulky zinc box dormer with terrace balcony was amended to a gable-end element with a corner dormer of significantly reduced size and massing, being less intrusive to the roof scope. It is considered that the proposed scheme mitigate all concerns raised during pre-application advice regarding light pollution.

6.5. The local parish consider 'the extension to be over developed' being 'out of character for a property in the countryside'. It was also stated that 'the proposed extension gives the appearance of a 3-storey development which contravenes Ringmer Neighbourhood Plan (RNP)'. Furthermore, the proposed designed is considered to have a negative impact upon the street scene, and the proposed extension is felt to give the appearance of a 3-storey development which contravenes Ringmer Neighbourhood Plan Policy 9.1 (Design, massing and height of buildings).

6.6. The main house is set back from the main road by approximately 15 metres, and the existing mature trees on site would be retained to provide extra screening. The proposed flat roof over the existing enclosed courtyard to the west of the building would not be visible from any public view points. Whereas the two storey gable-end extension with a corner subservient dormer would be not readily visible from the road. Consequently, it is not considered that the development as proposed would contribute to any harmful impact upon the street scene or existing countryside settings.

6.7. The Council's adopted 'Residential Extensions Planning Advice Note' states 'it is important that any extension appears to be designed to integrate with the original dwelling and not dominate the existing character and appearance of the main house'. It is not

considered that the development as proposed due to its subservient scale would contribute to overdevelopment of the site. However, the removal of some of the permitted development rights via condition is proposed to ensure that future development of the site respects the identity and character of the built form, landscape character and neighbouring amenity.

6.8. The two storey element does not create additional floor level. There are existing bedrooms within the attic space and the existing habitable area is to be enlarged. Matching external facing materials are to be introduced what is effectively in line within the RNP Policy 9.3 (Materials). The existing bedroom 1 and 4 is to be enlarged, whereas bedroom 5 would be replaced by a study. Consequently the total number of bedrooms on site would be reduced.

6.9. Impact upon neighbouring amenities has been assessed. It is officer's view that the proposed works would not cause any adverse overlooking of neighbouring amenities, neither overshadow them.

6.10. It is therefore considered that the proposed works would not have a significant effect on the bulk, mass and outline of the building. Moreover, it is officer's view that there would be no additional harm to the character and appearance of the countryside. As such, it is considered that the harm to countryside policy would be acceptable.

7. RECOMMENDATION

6.11. In the circumstances, it is recommended 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 in Schedule 2, Part 1, Classes A, B, C and E, 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 ST03, RES13 and RES14 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>
Location Plan	1 May 2018	01
Existing Floor Plan(s)	1 May 2018	02
Existing Floor Plan(s)	1 May 2018	03
Existing Floor Plan(s)	1 May 2018	04
Existing Elevation(s)	1 May 2018	05
Existing Elevation(s)	1 May 2018	06

Proposed Floor Plan(s)	29 June 2018	10F
Proposed Floor Plan(s)	29 June 2018	11F
Proposed Floor Plan(s)	29 June 2018	12F
Proposed Elevation(s)	29 June 2018	13F
Proposed Elevation(s)	29 June 2018	14F
Other Plan(s)	1 May 2018	15