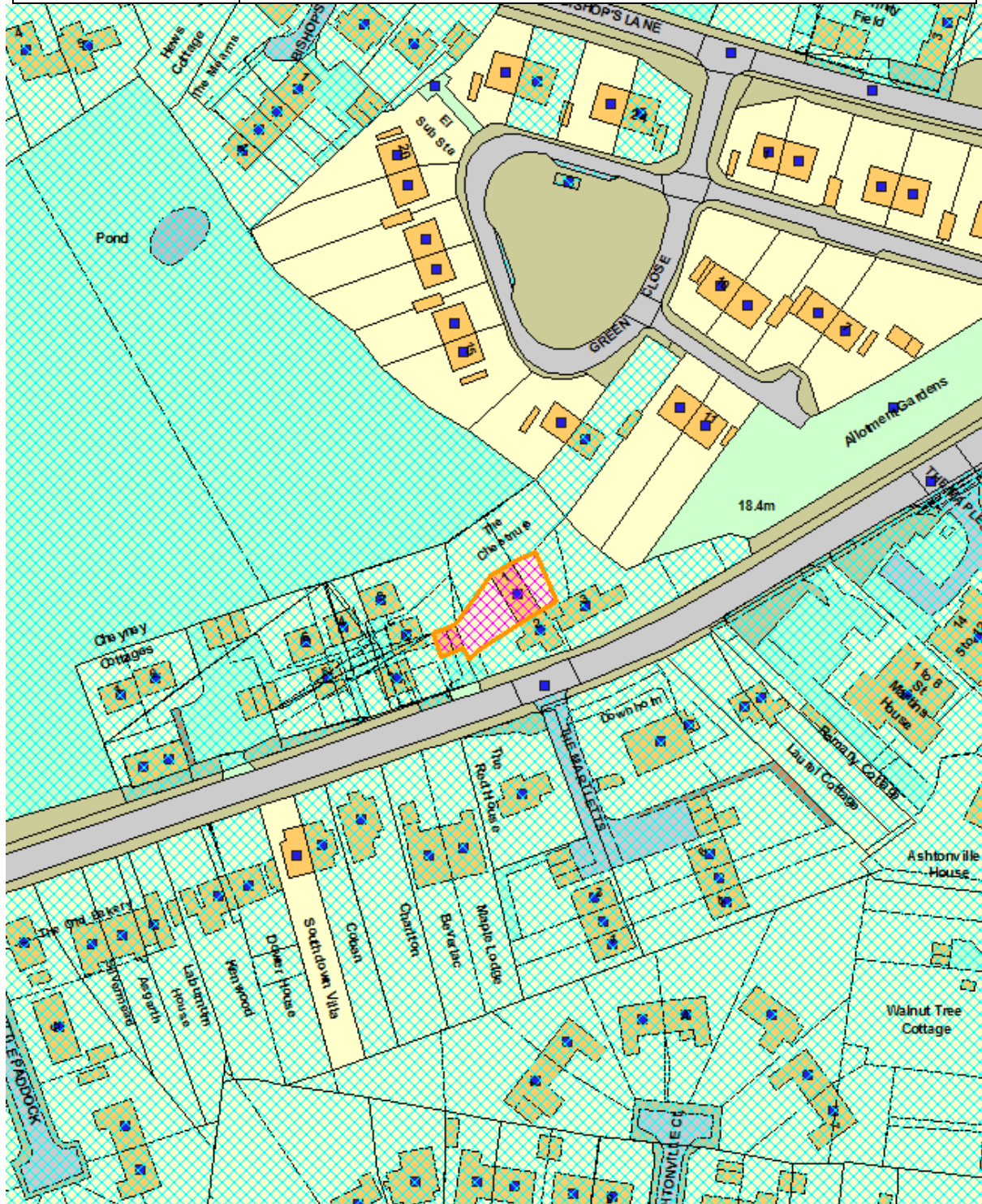


| | | | |
|----------------------------|--------------------------------------------------------|-----------------------|---------------------------------|
| APPLICATION NUMBER: | LW/18/0575 | ITEM NUMBER: | |
| APPLICANTS NAME(S): | Ms F Cruz | PARISH / WARD: | Ringmer / Ouse Valley & Ringmer |
| PROPOSAL: | Planning Application for Single storey rear extension | | |
| SITE ADDRESS: | 1 The Chestnuts Lewes Road Ringmer East Sussex BN8 5QA | | |
| GRID REF: | | | |



1. SITE DESCRIPTION / PROPOSAL

1.1 The site address of the application is a Grade II listed building within Ringmer Conservation Area. The building was built in the 18th century as 4 cottages and has since been divided into two dwellings (1 and 2 The Chestnuts). The building is constructed from painted brick with tile roof. There is a later addition of a flat roof dormer to the rear roof slope constructed of painted brick and tile hung on the either side.

1.2 The application proposal is to erect a single storey extension to the rear with a connecting extension to the existing dwelling. A lightwell is also proposed at the south-east corner of the property. The proposed extension will have bi-folding doors to the north east elevation and French doors to the south east to access the light well.

1.3 This application has been called to committee by Councillor Turner.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/82/1583 - Application for extension to provide bedroom. - **Approved**

E/58/0421 - Outline Application to erect three bungalows or houses on site of derelict cottages. - **Withdrawn**

E/58/0549 - Outline Application to erect a block of shops with flats. - **Refused**

LW/18/0575 - Single storey rear extension -

LW/18/0576 - Single storey rear extension -

E/58/0421 - Outline Application to erect three bungalows or houses on site of derelict cottages. - **Withdrawn**

E/58/0549 - Outline Application to erect a block of shops with flats. - **Refused**

TW/16/0079/TCA - 1 x Ash - reduce tree to original coppice stool
1 x Ash - reduce tree to original coppice stool (in neighbours garden) - **Approved**

LW/18/0575 - Single storey rear extension -

LW/18/0576 - Single storey rear extension -

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Ringmer Parish Council does not support this application as they consider the proposed extension to be an overdevelopment of the area. Member also had significant concerns regarding the height of the neighbouring wall.

For the reasons above Ringmer Parish Council have requested a Ward District Councillor call this application into the Planning Applications Committee in order for the Committee to make a decision rather than Officer determination.

Ringmer Parish Council would encourage the advice of Design and Conservation Officers be given due credence.

Design & Conservation Officer – No objection in principle but concerns raised In summary, the proposal to extend the property to the rear is not objected to in principle. However, concerns are raised to some of the detail points; the structure is considered to be dominant and it is asked if the 'solid' structural elements can be reduced to the north-west elevation, and concern is raised that the lightwell will provide the conditions for damp and vegetation to thrive in an already shaded corner of the site. (Full comments on line).

ESCC Archaeologist – Recommend for approval in principle subject to the imposition of conditions.

Main Town Or Parish Council –

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Neighbour comments have been received from 2 & 3 The Chestnuts.

Number 3 supporting, a fine development and an improvement, number 2 raising concerns over impact of light

6. PLANNING CONSIDERATIONS

6.1 After discussions with the agent, the proposed scheme was amended and the corner of the proposed extension has been stepped as it was thought that the south-east corner of the property was in close proximity to the neighbouring properties at Number 2 & 3 The Chestnuts. Splaying this corner of the proposed extension would increase the access to the rear garden at Number 2 The Chestnuts and would improve the enclosed space of the 'pinch point' between all of the properties at 1, 2 & 3 The Chestnuts. Neighbours have expressed concerns of the height of the proposed extension, therefore the scheme has been amended so that the proposed extension has been lowered to be approximately 2.7m high.

6.2 The Design and Conservation Officer has been consulted and raised no objection to the extension in principle, but had initial concerns over the colour of the materials, the dominance of the structure, the glazing to the extension and the lightwell. The lightwell was since been removed from the proposal as the Conservation Officer expressed concerns over the possibility of dampness it would create to the dwelling.

6.3 The Parish Council have not objected to the proposal but do not support the application, due to over-development of the site and concerns were raised over the height of the neighbouring wall. These comments have been noted, however, the scale of the proposed extension does not exceed over 50% of the property curtilage. This does not include the garden area to the north which is used by the applicants but the land is leased.

6.4 Both neighbours adjoining the property have commented on the proposal, the neighbour at No. 3 The Chestnuts supports the development and has stated that it would be an improvement to the property. The neighbour at No. 2 The Chestnuts expressed their concerns over the height of the extension as it may affect their daylight.

6.5 The maximum height of the wall of the proposed extension which would create a boundary between the site and the rear garden to the neighbouring property at Number 2 The Chestnuts measures approximately 2.7m high with a length of approximately 8.3m and then reducing to 1.79m at its northern end to minimise the impact on the neighbours light and overshadowing.

6.6 The proposed extension will have a maximum width measuring approximately 8.3m, 2.7m high flat roof and a maximum depth measuring approximately of 5m, the connecting extension element would measure approximately 5.6m wide and 2.5m high.

6.7 The appearance of the proposed extension has a definite distinction to the original dwelling and will not impact on the original setting or character of the existing dwelling. The bulk of the proposed extension has been amended so that the proposed extension will be at the same height as the existing eaves of the property to ensure that the extension isn't overbearing or detracts from the buildings general character. The proposed materials would differ from the existing dwelling with grey rendered walls, grey fibreglass roof, grey aluminium sliding doors and dark grey timber cladding. These materials are made the subject of a condition.

6.8 It is considered the proposal will not have a detrimental impact on the character of the property and streetscene, and will not unduly impact on the residential amenities of local residents, in accordance with Policy ST3 (Design, Form and Setting of Development) and RES13 (Residential extensions) of the Lewes District Local Plan.

6.9 The development has also been considered against the relevant policies in the Joint Core Strategy. The Core Strategy is the pivotal planning document until 2030, forming Part 1 of our Local Plan and sets out the over-arching strategies that all other planning documents will need to be in conformity with. This proposal is considered to accord with Core Policy 11 - Built and Historic Environment and Design.

7. RECOMMENDATION

It is recommended that planning permission be granted.

The application is subject to the following conditions:

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.

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

2. 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

3. Before the development hereby approved is progressed beyond foundation level details/samples of all external materials including all facing and roofing 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 Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2018.

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) | 3 October 2018 | 0101 P3 |
| Proposed Floor Plan(s) | 3 October 2018 | 0101 P3 |
| Existing Roof Plan | 3 October 2018 | 0101 P3 |
| Proposed Roof Plan | 3 October 2018 | 0101 P3 |
| Existing Elevation(s) | 18 July 2018 | 0301 |
| Proposed Elevation(s) | 3 October 2018 | 0701 P3 |
| Location Plan | 3 October 2018 | 0005 P3 |
| Proposed Block Plan | 3 October 2018 | 0005 P3 |
| Design & Access Statement | 18 July 2018 | |
| Justification / Heritage Statement | 18 July 2018 | |