

APPLICATION NUMBER:	LW/07/0609	ITEM NUMBER:	4
APPLICANTS NAME(S):	Mr A Wright	PARISH / WARD:	Wivelsfield / Chailey & Wivelsfield
PROPOSAL:	Planning Application for Erection of a two storey four bed detached dwelling		
SITE ADDRESS:	Archers Stone Casting Buildings & Yard, Winters Farm, North Common Road, Wivelsfield Green, East Sussex, RH17 7RJ		
GRID REF:	TQ 3520		

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1. SITE DESCRIPTION / PROPOSAL

1.1 Permission is sought to construct a contemporary new dwelling at Winters Farm, off North Common Road, Wivelsfield. Planning permission was originally granted on appeal in 2001 for a dwelling which was to be formed by the conversion of a former farm building to be occupied in connection with the former stone casting business which was run from the site. This building has been largely demolished and an extensive amount of new building was carried out by the previous owners, up to ground floor level. This application seeks to construct a larger, overtly modern building as a replacement for the dwelling approved in 2001.

2. RELEVANT POLICIES

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – RES08 – Replacement Dwellings in the Countryside

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

3. PLANNING HISTORY

LW/01/0142 - Erection of replacement dwelling and relocation of stone casting business within former agricultural buildings. - **Refused**

LW/01/0710 - Proposed replacement dwelling and relocation of existing stone casting business within existing former agricultural buildings. - **Approved**

LW/02/1165 - Amendments to planning approval LW/01/0710 for a replacement dwelling - **Approved**

LW/06/0758 - Change of use of existing stone casting operation to use as an equestrian business - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

ESCC Highways – No objection

Forestry Commission – Not received

Woodland Trust – No objection

Main Town Or Parish Council – Feel that the proposed dwelling is not in keeping with the surrounding properties

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 None.

6. PLANNING CONSIDERATIONS

6.1 The new owners of Winters Farm run an equestrian business and permission was granted in August 2006 for a change of use of the land and buildings in connection with their business. They now wish to construct a dwelling to replace that approved in 2001. It will be sited to the south of the original building and is to be a sustainable and contemporary dwelling utilising high insulation, thermal storage, solar water heating and rainwater harvesting. The dwelling is to be oriented with the primary windows facing south. It will have a clean, crisp appearance with white rendered walls and large amounts of glazing.

6.2 The approved dwelling had a floor area of around 335sqm and was of a traditional form and appearance, being formed within a farm building. The roof ridge measured 6.7m but there was limited accommodation at first floor as a result of the shallow roof pitch. The principle of allowing permanent residential development on the site was given careful consideration during the 2001 appeal as it involved the replacement of a caravan with a dwelling. The appeal Inspector at the time acknowledged that the proposal was in "clear conflict" with Development Plan policies, but that there were a "number of material benefits."

6.3 The caravan had previously added to the unsightly clutter of buildings at the farm, which could be seen from the public footpath to the south. The creation of the dwelling within a former farm building was of "significant benefit" to the area and "would ensure that the dwelling would not appear unduly intrusive, as it would not have such an obvious domestic appearance as a conventional purpose-built house."

6.4 The appeal was determined on the basis of it being for a replacement dwelling rather than a new dwelling and, as such, Policy RES8 is relevant. This allows for a one-for-one replacement which is no larger than the existing dwelling. The principle of residential use on the site has therefore been established and, while the conversion works were never completed, this proposal is effectively an amendment to the 2001 permission for a new replacement dwelling. In the light of the Inspector's comments, the construction of a traditional, simple building of the same size and footprint as the original building would normally be the most appropriate way forward.

6.5 However, the proposed dwelling has a floor area of around 390sqm and is 7.4m high at its highest point. It is clearly a larger, bulkier building than was previously approved and does not strictly comply with the replacement dwellings Policy RES8. While of non traditional form, it is considered that the contemporary design and appearance of the building will enhance the site and provide a striking form in views from the public footpaths to the south and west. Photomontages submitted with the application show that the building will not be unduly out of scale with other development in the area, particularly when seen against the large barn to the east (although this is due to be reduced in height as part of future proposals for the site). The dwelling will not result in any loss of privacy or amenity for the neighbouring occupiers, or

harm to the area, and, exceptionally, it is considered that the application can be supported.

7. RECOMMENDATION

That permission is granted.

The application is subject to the following conditions:

1. The existing building marked 'Building No 2' on the approved plans shall be demolished and all materials resulting from the demolition shall be removed from the site prior to the commencement of works of redevelopment unless their reuse as part of the development scheme has been agreed in writing by the Local Planning Authority.

Reason: In order to protect the visual amenity and character of the area having regard to [Policy ST3](#) of the Lewes District Local Plan.

2. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to [Policy ST3](#) of the Lewes District Local Plan.

3. Before the development hereby approved is commenced on site, details/samples of all external materials including render colour, roofing materials and fenestration 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.

4. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development described in [Part 1, Classes A-C](#) of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: The permitted developments restricted would be detrimental to the character of the building having regard to [Policy ST3](#) of the Lewes District Local Plan.

5. No development shall take place until a plan showing the extent of the residential curtilage of the new dwelling has been submitted to and approved in writing by the Local Planning Authority. The curtilage shall thereafter accord with the approved details.

Reason - To protect the rural character of the area having regard to [Policy CT1](#) of the Lewes District Local Plan.

6. The occupation of the dwelling hereby approved shall be limited to a person solely employed in the equestrian business at Winters Farm.

Reason: To prevent unnecessary development in the countryside having regard to Policy CT1 of the Lewes District Local 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	11 May 2007	
Location Plan	11 May 2007	1:2500
Location Plan	11 May 2007	6951/P/01
Block Plans	11 May 2007	6951/P/02
Proposed Floor Plans	11 May 2007	6951/P/03
Proposed Floor Plans	11 May 2007	6951/P/04
Proposed Elevations	11 May 2007	6951/P/05
Proposed Elevations	11 May 2007	6951/P/06
Proposed Elevations	11 May 2007	6951/P/07
Proposed Elevations	11 May 2007	6951/P/08
Sections	11 May 2007	6951/P/09
Sections	11 May 2007	6951/P/10

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policy ST3 of the Lewes District Local Plan.