


<b>APPLICATION NUMBER:</b>	LW/07/0734	<b>ITEM NUMBER:</b>	<b>8</b>
<b>APPLICANTS NAME(S):</b>	Mr & Mrs D Peck	<b>PARISH / WARD:</b>	Seaford / Seaford West
<b>PROPOSAL:</b>	Planning Application for Erection of a single storey infill extension		
<b>SITE ADDRESS:</b>	Dog Kennel Barn, The Street, Bishopstone Village, East Sussex, BN25 2UD		
<b>GRID REF:</b>	TQ 4700		



## 1. SITE DESCRIPTION / PROPOSAL

1.1 This application relates to a converted barn in the Bishopstone Conservation Area. The barn was originally identified as a Listed Building, but English Heritage have now confirmed that this was due to a confusion with addresses and the property has now been removed from the list as it does not merit an historic building status.

1.2 At the rear of the barn is a small secluded garden surrounded by buildings on three sides with the fourth facing open countryside over a flint wall currently being rebuilt. The proposal is to construct a single storey extension on the rear of the building, the main rear elevation of which will comprise full height glazing framed in oak faced uprights topped with a flat roof covered in copper. The extension would be 5.5 X 1.9 metres on plan and 2 metres high.

## 2. RELEVANT POLICIES

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

**LDLP: – H11** – Archaeological Sites

**LDLP: – SF11** – Bishopstone Conservation Area

**LDLP: – H05** – Conservation Areas

## 3. PLANNING HISTORY

**LW/07/0303** - Alterations and infill extension to west elevation, replacement balcony and front steps, conversion of store/garden room to form self-contained annexe and various internal alterations - **Approved**

**LW/07/0366** - Conversion of store/garden room to form self-contained annexe - **Approved**

**LW/07/0610** - Erection of a single storey infill extension - **Withdrawn**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Design & Conservation Officer** – The design, based on a revised drawing which reduces the depth of the extension and cuts down a roof overhang is now considered acceptable.

**East Sussex County Archaeologist** – Wishes to see a condition imposed relating to an archaeological watch during works.

**English Heritage** – Suggests that the Council's Conservation Officer be relied on for comments.

**Main Town Or Parish Council** – objects. Severe impact on character of the building. Not in keeping with neighbourhood. Impact on views from public footpaths. Impact on historic building of Dog Kennel Barn. Concern at trees felled and flint wall damaged.

**Bishopstone And Norton Preservation Committee** – objects to the development. Considers the proposal would be totally out of keeping with this period farm building and would detract from the integrity of the courtyard and former farm complex as a whole. The complex consists of detached buildings and this extension would lead to the loss of the individuality of the separate buildings.

The proposed addition would be visible from the public footpath which crosses the adjacent field. We note that the roof would protrude above the pitch of the adjoining cart lodge and that the addition extends beyond the line of the existing building.

The suggested materials, in particular the roof covering and glazing, would be completely out of character with the conservation area as a whole.

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

5.1 Six objections received. The main grounds identified being to the appearance of the extension which would be out of character with the existing barn and locality and that it would be seen from a footpath on a field to the south side of the barn. One objection was to a roof overhang at the side: this has now been omitted.

## **6. PLANNING CONSIDERATIONS**

6.1 It should be noted that the building on the site is no longer included in the list of buildings of architectural and historic interest and is currently subject to internal alteration. The site of the extension is a secluded garden, which is hidden from external view on three sides by existing buildings, the roofs of which are at a much higher level than that of the proposal. On the fourth (south) side the extension would in the main be masked from the adjoining field by the house and by a small addition with a sloping tiled roof, a boundary wall which is in the process of being rebuilt to a height of between 2 and 2.5 metres and some small trees at the edge of the field. The extension roof might be visible above the wall to an area south east of the property, but this is a private field with no public access. There is a public footpath leading south from which the side of the house and its single storey addition can be glimpsed. Overall the extension would be barely visible from any public vantage point. Although the design is modern in appearance, the Design and Conservation Officer considers that as the garden is secluded, the contemporary style is acceptable in the Bishopstone Conservation Area. Over time the copper roof will weather to a green colour.

6.2 It should be noted that the objections received were based on the original drawings which showed the proposal projecting beyond the existing rear addition to the house masking it from the adjoining field. The latest amended drawings show the projection of the proposal cut back so that it

does not extend beyond the house addition. Also, a pronounced overhang of the flat roof on the north side of the extension has been omitted. The objections were also based on the assumption that the property was a Listed Building.

## 7. RECOMMENDATION

Approval.

### The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external 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 Policies ST3, H5 and SF11 of the Lewes District Local Plan.

2. Reasonable facilities shall be given to the County Planning Authority, including rights of regular access to the site to a person, or persons, authorised by that authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the County Planning Authority and their nominated representatives of the date when work on site is likely to start.

Reason: the development is likely to disturb remains of archaeological interest and to comply with the Policy in H11 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>
Block Plans	6 June 2007	1:500
Location Plan	6 June 2007	1:1250
Photographs	6 June 2007	1
Location Plan	6 July 2007	DKB20 A
Existing Elevations	6 July 2007	DKB20 A
Proposed Elevations	6 July 2007	DKB20 A
Proposed Floor Plans	6 July 2007	DKB20 A
Other	6 July 2007	SKETCH NTS DKB20 A

**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 Policies ST3, H5, H11 and SF11 of the Lewes District Local Plan.