

APPLICATION NUMBER:	LW/07/0552	ITEM NUMBER:	3
APPLICANTS NAME(S):	Mr & Mrs Guerard	PARISH / WARD:	Chailey / Chailey & Wivelsfield
PROPOSAL:	Planning Application for Erection of two storey rear & side extensions, single storey side extension & double garage with pitched roof & dormer windows		
SITE ADDRESS:	6 Warrenwood, North Chailey, East Sussex, BN8 4JR		
GRID REF:	TQ 4022		

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1. SITE DESCRIPTION / PROPOSAL

1.1 It is proposed to construct a two storey rear extension, a ground floor side extension, a first floor extension over an existing garage and a new detached garage at 6 Warrenwood. A conservatory that was originally proposed has now been omitted.

1.2 The property is a large detached dwelling located within Warrenwood, a development of six houses on land formerly in use as part of the Chailey Heritage complex. The original consent for the development in 1993 was subject to a requirement that the floor area equated to that of the buildings that were previously on the site. However, since that consent has been implemented the dwellings at Warrenwood are now subject to the usual countryside policies, i.e. a maximum 50% increase in floorspace.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – RES14 – Extensions in the Countryside

LDLP: – ST12 – Landscaping of Development

LDLP: – RES18 – Garages and other Buildings

3. PLANNING HISTORY

LW/97/0648 - Section 73(A) Retrospective application for the retention of entrance piers 2.3m high and gates 2.2m high - **Refused**

LW/96/1619 - Erection of Conservatory (16sq.m) - **Approved**

LW/96/1027 - Erection of conservatory - **Approved**

LW/95/1245 - Demolition of existing buildings and erection of six detached houses - **Approved**

LW/93/1634 - Outline application for the retention of lodge, demolition of other buildings and replacement by five detached houses and six double garages with total floorspace not to exceed existing. Restrictive Planning Conditions Nos. 5, 8. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Chailey Parish Council – Original plans - Oppose application. Out of keeping with scale of existing building. Well over 50% increase.

Chailey Parish Council – Amended Plans - The Council sees no reason to change its objection and still considers that the development constitutes overdevelopment. The floorspace percentage increase should be checked

carefully as major extensions are proposed. The Council is concerned about overdevelopment within overall Warrenwood development. Original consent was conditioned to not exceed floorspace of previous buildings on the site. Are these conditions still in place? Will set a precedent. Trees will be affected by proposed garage.

ESCC Highways – No objection

Tree & Landscape Officer Comments – The argument is put forward for the removal of one mature Oak on the grounds that its loss will not impact on the wider visual amenities of the area. Whilst this is accepted, the principle of a Woodland classification Tree Preservation Order is to maintain the trees as a woodland unit. The development encroaches into the woodland margin and this will ultimately result in the woodland becoming very slightly smaller.

The loss of the tree and a corresponding piece of woodland will need to be weighed against the benefits of allowing the development.

In the event that planning permission is granted, details of the special measures to protect the vulnerable rooting system of the two Oak trees to be retained must be submitted for approval.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 One letter received - development seems unduly large; garage will necessitate tree felling; increased traffic, noise and disturbance.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are policy, the impact on the character of the existing dwelling and the impact on preserved trees and woodland within the site.

6.2 The proposal has been subject to negotiations with the Planning Officer in order to reduce its scale. Following receipt of amended plans, the large conservatory originally proposed has been omitted and the two storey rear extension has been reduced in depth and height. The proposal also seeks to extend over the existing garage and to convert the garage into living accommodation. A two storey extension is proposed to project at the rear of this accommodation, having a depth of 6m. A small single storey side extension is also proposed. The volume of these additions equates to 53% which is considered to be an acceptable increase. The scale of the extensions does not harm the character of this large detached dwelling and there is not considered to be any adverse impact on neighbouring properties or the wider area.

6.3 The second part of the proposal is to construct a detached garage in front of the dwelling, encroaching slightly into the preserved tree belt which runs along the northern boundary of the site. The garage will have accommodation within the roof void, served by two front dormers. However, the height and width of the garage has been reduced from the original submission and

previously proposed rear dormers have been removed. The garage measures 6m to the ridge and is not considered to dominate the setting of the main dwelling. Being a detached outbuilding, it does not count against the property's 50% extension policy guidance.

6.4 The application was accompanied by a report from a qualified arboriculturalist. It states that the garage will necessitate the removal of one oak tree. The report acknowledges that the tree is in good health, but that its removal will not have a significant impact on the locality or integrity of the woodland belt. The tree is not visible from a public viewpoint and cannot be said to have a wider amenity value. Collectively, the woodland is an important feature, but the loss of one tree would have little impact on it, or on the surrounding area.

6.5 The applicants have offered to manage the remaining woodland by removing invasive weeds and coppicing smaller trees to enable natural regeneration. This can be controlled by condition if the application is approved. The Council's Tree & Landscape Officer has advised that the loss of one tree has to be weighed up against the benefits of allowing the development. While the proposal would benefit the occupiers of 6 Warrenwood only, it is considered that the loss of one tree will not have a serious impact on the visual amenities of the locality or on the setting of the Warrenwood development. It is therefore considered that, on balance, the proposal is acceptable.

7. RECOMMENDATION

That permission is granted.

The application is subject to the following conditions:

1. No works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall include:

a, a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

b, the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).

c, the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the

duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

d, the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).

d, the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).

f, the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

g, the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

h, the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

Reason: To protect preserved trees on the site in the interest of the visual amenities of the locality having regard to Policies ST3 and ST12 of the Lewes District Local Plan.

2. No development shall take place until a plan for the management of the remaining woodland to the north of the site has been submitted to and approved in writing by the Local Planning Authority. The management plan shall be carried out as approved.

Reason – To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan.

3. 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.

4. 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.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access	27 April 2007	

Statement

Existing Floor Plans	27 April 2007	07/077/1
Existing Floor Plans	27 April 2007	07/077/2
Location Plan	27 April 2007	07/077/3A
Block Plans	27 April 2007	07/077/3A
Existing Elevations	27 April 2007	07/077/4
Proposed Floor Plans	17 July 2007	07/077/21A
Proposed Floor Plans	17 July 2007	07/077/22A
Roof Plans	17 July 2007	07/077/23A
Block Plans	17 July 2007	07/077/23A
Location Plan	17 July 2007	07/077/23A
Proposed Elevations	17 July 2007	07/077/24A

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, RES13 and RES18 of the Lewes District Local Plan.