

APPLICATION NUMBER:	LW/07/1182	ITEM NUMBER:	15
APPLICANTS NAME(S):	Mr & Mrs I Poysden	PARISH / WARD:	Westmeston / Ditchling & Westmeston
PROPOSAL:	Planning Application for Proposed detached garages/grooms accommodation		
SITE ADDRESS:	Spatham Farm Cottage, Spatham Lane, Westmeston, East Sussex, BN6 8XH		
GRID REF:	TQ 3315		

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1. SITE DESCRIPTION / PROPOSAL

1.1 This application relates to a paddock to the east of Spatham Farm Cottage, a Grade II listed building. The site lies within the countryside on the eastern side of Spatham Lane. It is proposed to erect a timber frame building to provide garaging with accommodation within the roofspace for a groom who would look after the applicants' horses as they are often away on business. Planning permission was granted by the Planning Applications Committee at their meeting on 3 February 2004 for a similar development by the previous owner, but this was never implemented (LW/03/2175).

1.2 The site presently contains a stable block and a mobile home which the applicants claim has been at the site since 1988. There is also an unsightly pair of garages at the entrance to the site which, together with the mobile home, are to be removed if the application is approved.

2. RELEVANT POLICIES

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – RES18 – Garages and other Buildings

LDLP: – RES06 – New development in the Countryside

LDLP: – H02 – Listed Buildings

3. PLANNING HISTORY

LW/07/1182 - Proposed detached garages/grooms accommodation -

LW/07/1183 - Proposed two storey rear extension and internal alterations, replacement window, cleaning of timber beams and panelling - **Approved**

LW/07/1185 - Proposed two storey rear extension and internal alterations - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Westmeston Parish Council – This application should be rejected because the proposal constitutes a new dwelling in the countryside, contrary to existing policies. There is no need for accommodation next to horse pastures and the Parish Council has consistently opposed attempts to achieve a new dwelling on these grounds. It is clearly an attempt to build a new residence in the countryside, giving invalid reasons and linking the application to Section 106 which, as has been shown on many occasions, can be easily lifted after a time.

ESCC Highways – No objection subject to conditions

Design & Conservation Officer – No comment

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 None

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are policy and the principle of allowing a self contained unit of accommodation in the countryside, the impact of the proposal on the setting of the listed building and the visual impact in the countryside.

6.2 Policy RES6 of the Lewes District Local Plan states that new residential development in the countryside will be refused unless the applicant has demonstrated a clearly established functional need for an enterprise to be in a countryside location, there is a proven need for someone to live on the site and that the enterprise is economically viable.

6.3 The applicants claim that it is essential for someone to be available on site at all times for the essential care of their horses and for security reasons. The applicants are often away on business. They would be willing to enter into a legal agreement to restrict the occupation of the accommodation to an equestrian worker and to prevent it from being sold separately. A similar agreement was proposed for the 2003 permission, but never completed.

6.4 This application differs from the 2003 case in that the applicants have horses for leisure purposes rather than in connection with a stud business. The case for permanent grooms accommodation is not as strong therefore. However, the applicant has submitted copies of letters from the previous owners which confirm that a mobile home has been on the site for more than 10 years and, as such, there is an existing lawful residential use on the land. The removal of the mobile home and its replacement with a more attractive building is seen as being beneficial to the setting of the listed building and the wider countryside.

6.5 The proposed building is lower than the previously approved building. It will be 6.5m high to the ridge (compared with 7.2m previously), 12.5m long and 6.5m deep (compared with 11.7m and 6.5m). It will be of a similar appearance with a plain clay tiled half hipped roof and timber cladding. It will have the appearance of a small traditional barn. Conservation rooflights are proposed for the roofsope. There will be three garage bays (two open fronted), plus cycle store and wc on the ground floor with a bedroom, living room, kitchen and bathroom above. It is to be sited in front of the stable block, to be accessed from an existing driveway on the eastern boundary of the site.

6.6 Policy RES18 relates to the erection of buildings ancillary to existing dwellings. It states that such buildings should be of a scale and siting that will not detract from or dominate the main dwelling. The proposal is of a similar form, scale, appearance and siting as the 2003 proposal and, as such, is considered to be acceptable in terms of its visual impact and relationship with

the listed building. It will be 40m from the listed building and will be screened from the lane. The removal of the garages at the entrance is also of benefit to the setting of the listed building.

6.7 It is considered that the proposed building will provide an acceptable replacement to the existing mobile home and can be adequately restricted by legal agreement to ensure that occupation of the building is limited to equestrian workers at Spatham Farm Cottage only. It is very similar to the previously approved scheme, which is still extant, and for these reasons permission can be granted.

7. RECOMMENDATION

That permission is granted, subject to a S106 Agreement preventing the severance of the grooms accommodation from Spatham Farm Cottage and the following conditions

The application is subject to the following conditions:

1. The occupation of the residential accommodation comprised within the roof space of the building hereby approved shall be limited to a person solely or mainly employed in the care of the horses owned by the occupiers of Spatham Farm Cottage only and stabled on the site, together with any resident dependants.

Reason – The application site lies in an area where residential development unrelated to the needs of an essential rural enterprise would not be permitted having regard to Policies Ct1 and RES6 of the Lewes District Local Plan

2. The development shall not be occupied until car and cycle parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use

Reason: To ensure the satisfactory provision of cycle and car parking facilities having regard to Policy ST3 of the Lewes District Local Plan.

3. The development shall not commence until the areas shown hatched green on the submitted/attached plan are cleared of all obstructions exceeding 600mm in height and kept clear thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway having regard to Policy ST3 of the Lewes District Local Plan.

4. 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 Policy ST3 of the Lewes District Local Plan.

5. Before the development hereby approved is commenced on site, details/samples of all surfacing 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.

6. Details of the rooflights to the north and south elevations of the building, which shall be of a Conservation style, flush with the roof plane shall be submitted to and approved in writing by the Local Planning Authority and only such a rooflight shall be inserted and thereafter permanently retained as such to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan.

7. The building hereby approved shall not be occupied or used until the existing mobile home and garages shown as being removed on the approved drawings have been permanently removed from the site

Reason - To prevent the overdevelopment of the site and in the interests of the visual amenity of the locality 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 Statement	10 September 2007	
Location Plan	10 September 2007	SFC/07/01
Proposed Floor Plans	10 September 2007	SFC/07/07
Proposed Elevations	10 September 2007	SFC/07/07
Block Plans	10 September 2007	SFC/07/08

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 CT1, ST3, RES18, RES6 and H2 of the Lewes District Local Plan.