

Report to **Planning Committee**  
Date **26 April 2017**  
By **Director of Planning**  
Local Authority **Lewes District Council**  
Application Number **SDNP/17/01087/HOUS**  
Applicant **Mr R Turner**  
Application **Construction of front porch and covered car port between house and garage with associated works**  
Address **Spiders Cottage  
Station Road  
Glynde  
BN8 6SP**

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**Recommendation: That the application be approved for the reasons and subject to the conditions set out in paragraph 10 of this report.**

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## **Executive Summary**

That planning permission is granted for the proposed development.

### **1 Site Description**

1.1 The application site is a semi-detached house, located within the South Downs National Park in Glynde. The house is one of a small row of properties on the west side of Station Road and surrounded by fields.

### **2 Proposal**

2.1 The application proposes to erect a car port between the house and garage and construct a front porch.

2.2 The car port would be constructed between the north side elevation of the house and the detached garage to the north, measuring about 4m wide and 4.5m deep. The front and rear elevations would be in line with the front and rear of the house. The car port would be open to the front and rear with a hipped roof of matching eaves and ridge height to the garage.

2.3 It is also proposed to construct a porch to the front elevation. The porch would measure about 2m wide x 1.8m deep with a pitched roof of 3.7m high. The porch roof would follow the profile of the catslide roof of the main house.

2.4 The extensions would be finished in brick and tiles to match the existing house.

2.5 The applicant is a Councillor for Lewes District Council and the application is therefore referred to the Planning Application Committee for a decision.

### 3 Relevant Planning History

N/A

### 4 Consultations

#### ESCC - County Archaeologist

4.1 Although this application is situated within an Archaeological Notification Area, based on the information supplied, I do not believe that any significant below ground archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

#### Parish Council Consultee

4.2 Comments awaited.

### 5 Representations

None

### 6 Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Council - The Core Strategy (Local Plan Part I) 2014** and the following additional plan(s):

- Lewes District Local Plan (2003)
- SDNPA Partnership Management Plan 2014

Other plans considered:

- SDNPA Draft Local Plan

6.2 The relevant policies to this application are set out in section 7, below.

#### National Park Purposes

6.3 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

6.4 If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

### 7 Planning Policy

## Relevant Government Planning Policy and Guidance

7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

### National Planning Policy Framework (NPPF)

7.2 The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF - Conserving and enhancing the natural environment
- NPPF - Conserving and enhancing the historic environment

7.3 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

7.4 The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** are relevant to this application:

- CPI1 - Built and Historic Environment and Design

The following policies of the **Lewes District Local Plan (2003)** are relevant to this application:

- ST3 - Design, Form and Setting of Development
- RS13 - All Extensions
- RS18 - Garages And Other Buildings Ancillary

The following policies of the **SDNPA Partnership Management Plan 2014** are relevant to this application:

- General Policy 50

### Partnership Management Plan

7.5 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 50

7.6 The South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16<sup>th</sup> July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2<sup>nd</sup> September to 28<sup>th</sup> October 2015. The responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred

Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight and are not relied upon in the consideration of this application.

## **8 Planning Assessment**

8.1 The design and form of the car port and porch are considered to complement the existing building, reflecting the materials, roof form and pitch. The extensions are subsidiary in scale and sympathetic to the existing and surrounding buildings. The open form of the car port would allow views through the building providing relief to the solid built form. The house is set back from the road but visible in the street scene. The extensions are not considered dominant or out of keeping with general development in the area. There would be no negative impact on the character or visual amenities of the locality or the wider landscape resulting from this proposal.

8.2 There would be no adverse impact on the residential amenities of neighbours or the surrounding SDNP landscape setting resulting from this proposal.

8.3 The proposal is not considered to detrimentally affect the statutory purposes of the SDNP designation and would continue to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and would not prevent opportunities for public understanding or enjoyment of the special qualities of the area.

## **9 Conclusion**

That planning permission is granted.

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

### **2. Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

**Reason:** For the avoidance of doubt and in the interests of proper planning.

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 and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

## **11. Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

## **14. Proactive Working**

Application Approved Without Amendment:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

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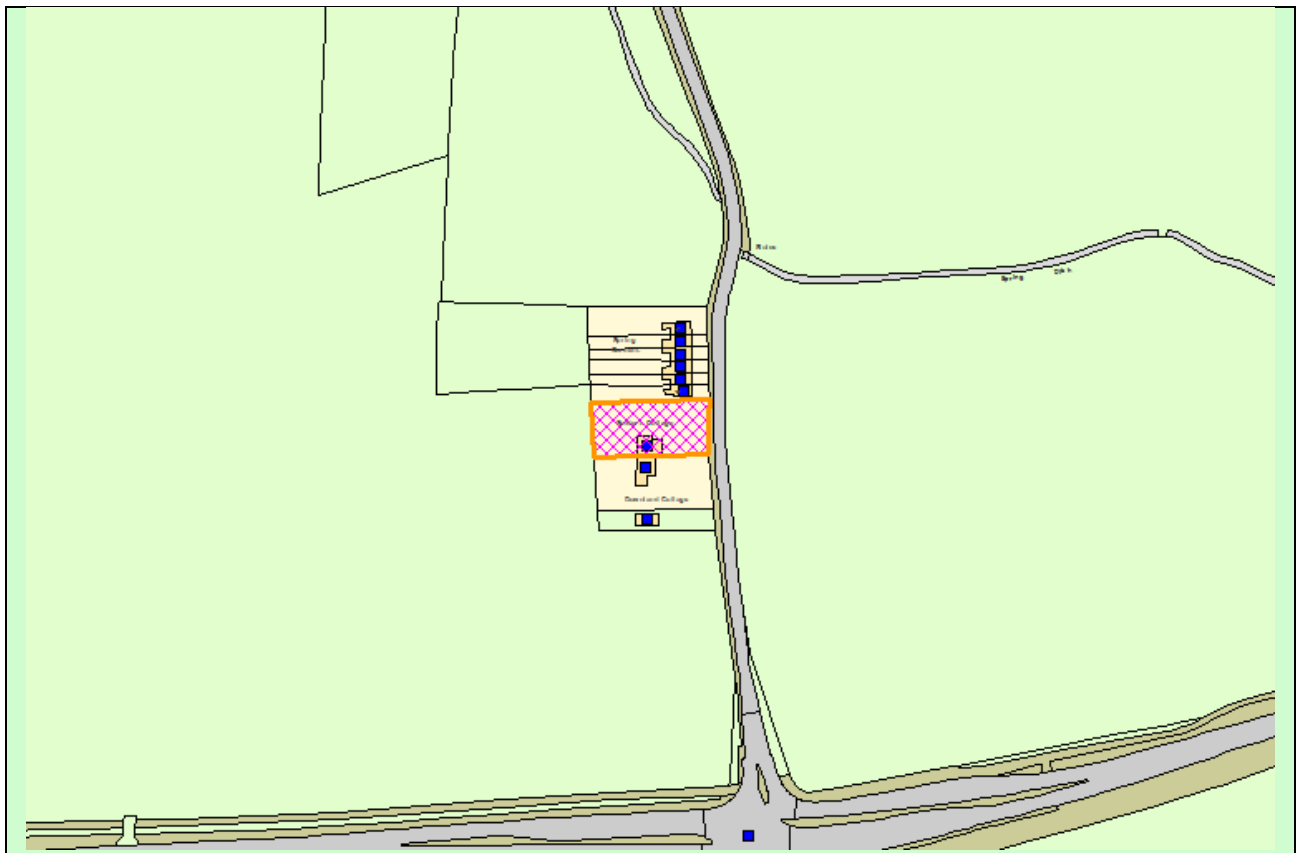
Appendices Appendix 1 - Site Location Map  
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

## Appendix I

### Site Location Map



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## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Site Location Plan	GLY.17.01.02		28.02.2017	Approved
Plans - Existing Block Plan	GLY.17.01.02		28.02.2017	Approved
Plans - Proposed Elevations	GLY.17.01.06C		03.03.2017	Approved
Plans - Proposed Ground Floor, Roof Plan and Block Plan	GLY.17.01.06C		28.02.2017	Approved
Site Photographs -	EXISTING		28.02.2017	Approved
Plans - Ground Floor and Roof Plan	GLY.17.01.01		28.02.2017	Approved
Plans - Existing Elevations	GLY.17.01.04		28.02.2017	Approved
Reports -	PARKING STATEMENT		28.02.2017	Approved

**Reasons:** For the avoidance of doubt and in the interests of proper planning.