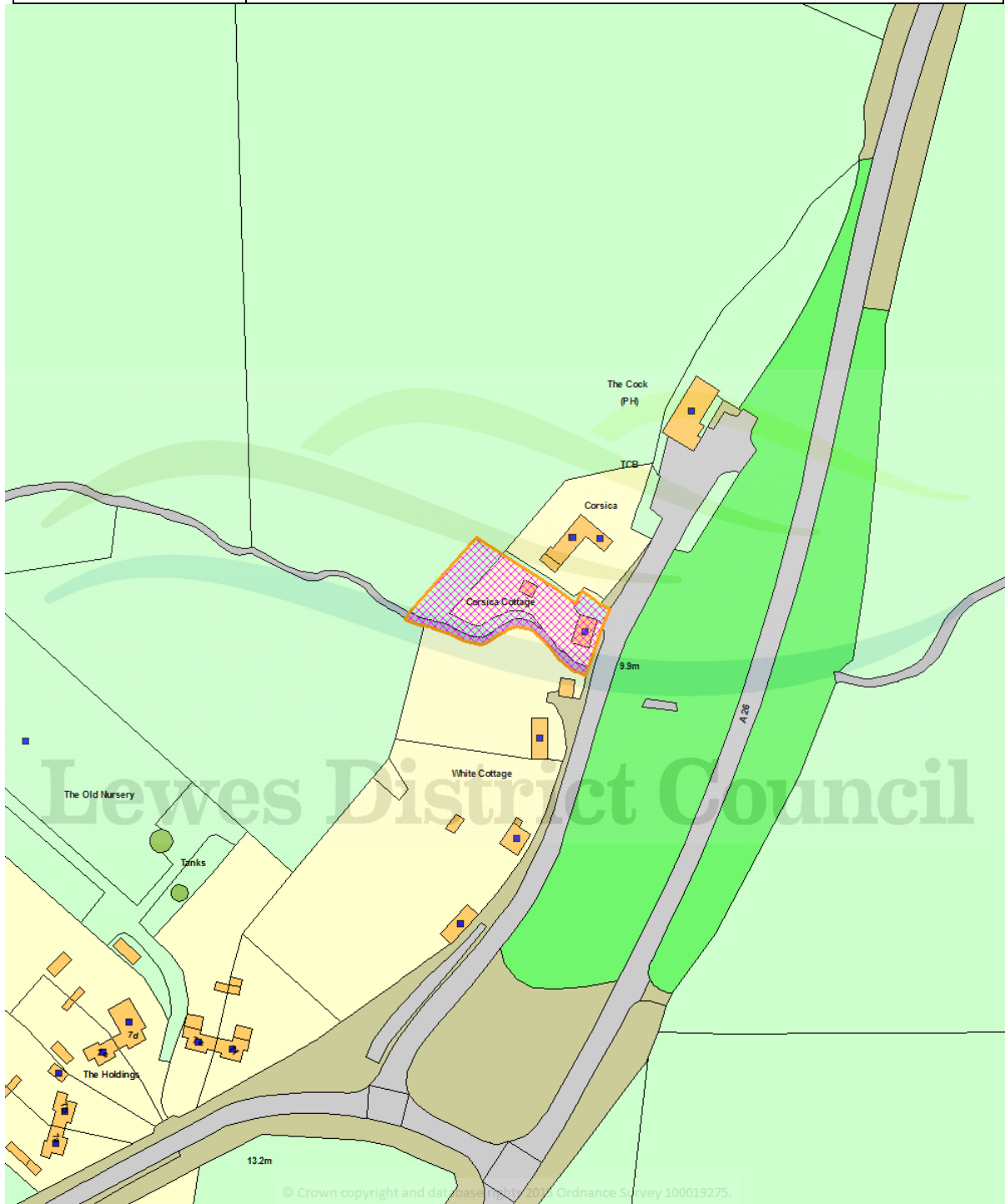


APPLICATION NUMBER:	LW/17/0006	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mr & Mrs Pilfold	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Planning Application for Erection of a detached annexe		
SITE ADDRESS:	Corsica Cottage Old Uckfield Road Ringmer East Sussex BN8 5RX		
GRID REF:	TQ43 13		



1. SITE DESCRIPTION / PROPOSAL

1.1 Corsica Cottage is a detached dwelling situated on Old Uckfield Road to the north-west of the A26. It enjoys a rural location, with footpath 2b running along the north-eastern boundary behind a 2m close board fence, open fields to the north-west, and the Norlington Stream to the south-western boundary.

1.2 This planning application seeks consent for a detached annexe to provide an office, gym/games room and WC on the ground floor, with an internal staircase to access attic storage and a playroom within the roof. It falls to be determined by the Planning Committee as the applicant is a Lewes District Council employee.

2. RELEVANT POLICIES

LDLP: – RES18 – Garages and other Buildings

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

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/00/1309 - Section 73A Retrospective application for continued change of use from agricultural to garden - **Approved**

E/53/0018 - Proposed improvements and installation of W.C's and drainage works. CRDC No Objection 02/02/1953. (Address Continued) Holding 2 & Brambles Ham Farm Ham Lane Ringmer East Sussex BN8 5SB.
- **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Environment Agency – No objections, but informative specified regarding need for an Environmental Permit.

4.2 Ringmer Parish Council – No objections.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

No comments have been received from adjoining occupiers.

6. PLANNING CONSIDERATIONS

6.1 The proposed building will measure 9m by 5m, with an eaves height of 3m. It will have a pitched roof with a ridge height of 5.68, and three roof lights inserted into the side (south-western) roofslope. A small upper level window will be inserted at each gable end, with French doors at the rear (north-eastern) elevation, a 0.6m x 1m window in the side (north-eastern) elevation, a 1.2m x 1.2m window in the front (south-eastern) elevation, and an

entrance door with two windows in the south-western elevation. It will be constructed from timber on a brick plinth, with a plain tile roof.

6.2 The building will replace an existing 6.7m x 3.3m single storey brick built garage with a flat felt roof. There will be no loss of parking as there is ample space within the site, to the side of the dwelling.

6.3 As originally submitted, the plans indicated a gabled projection to the side which extended 2.4m from the roofslope, forming a 0.5m extension to the side elevation. This was considered to give the building the character of a separate dwelling as opposed to simple annexe accommodation and was removed from the scheme.

6.4 The building will not be easily visible from the public realm. The close board fencing and 2m high gates to the front of the site will partially screen the building, and the pitched roof will slope away from the public footpath, effectively reducing the visual impact. The future use of the building as ancillary accommodation can be secured by an appropriate planning condition, and this is recommended. There will be little impact on the amenities of the closest neighbouring dwelling, Corsica, to the north-east, and any future installation of rooflights to the north-eastern roof slope of the building would require planning consent in their own right as the building will have more than one storey (*Class E, E.1 (d) General Permitted Development Order 2015*). Therefore the proposal is considered to accord with Policy ST3 (Design, Form and Setting of Development) of the Lewes District Local Plan (LDLP).

6.5 Policy RES18 (Garages and other Buildings) of the LDLP seeks to ensure that the scale and siting of ancillary buildings, *"will not detract from or dominate, the existing dwelling, other dwellings, the street scene or the character of the surrounding countryside"*. The timber construction and pitched, tiled roof of the proposed building is considered appropriate in this rural location. In addition, the generously sized rear garden is capable of accommodating the building without overdeveloping the site. As a result it is considered to accord with Policy RES18.

7. RECOMMENDATION

It is recommended that planning permission be granted.

The application is subject to the following conditions:

1. The detached annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Corsica Cottage, Old Uckfield Road, Ringmer.

Reason: To prevent the creation of an additional dwelling having regard to Policy CT1 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

3. This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any temporary or permanent proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Norlington Stream, designated as a 'main river'.

This was formerly called a Flood Defence Consent.

Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission.

Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. For any further advice, please contact the local flood risk team at PSOEastSussex@environment-agency.gov.uk.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	4 January 2017	PL1
Existing Elevation(s)	4 January 2017	PL1
Existing Floor Plan(s)	4 January 2017	PL1
Existing Layout Plan	4 January 2017	PL1
Location Plan	4 January 2017	PL1
Existing Block Plan	4 January 2017	PL1
Proposed Elevation(s)	20 April 2017	PL2 E
Proposed Floor Plan(s)	20 April 2017	PL2 E
Proposed Layout Plan	20 April 2017	PL2 E
Location Plan	20 April 2017	PL2 E
Proposed Block Plan	20 April 2017	PL2 E