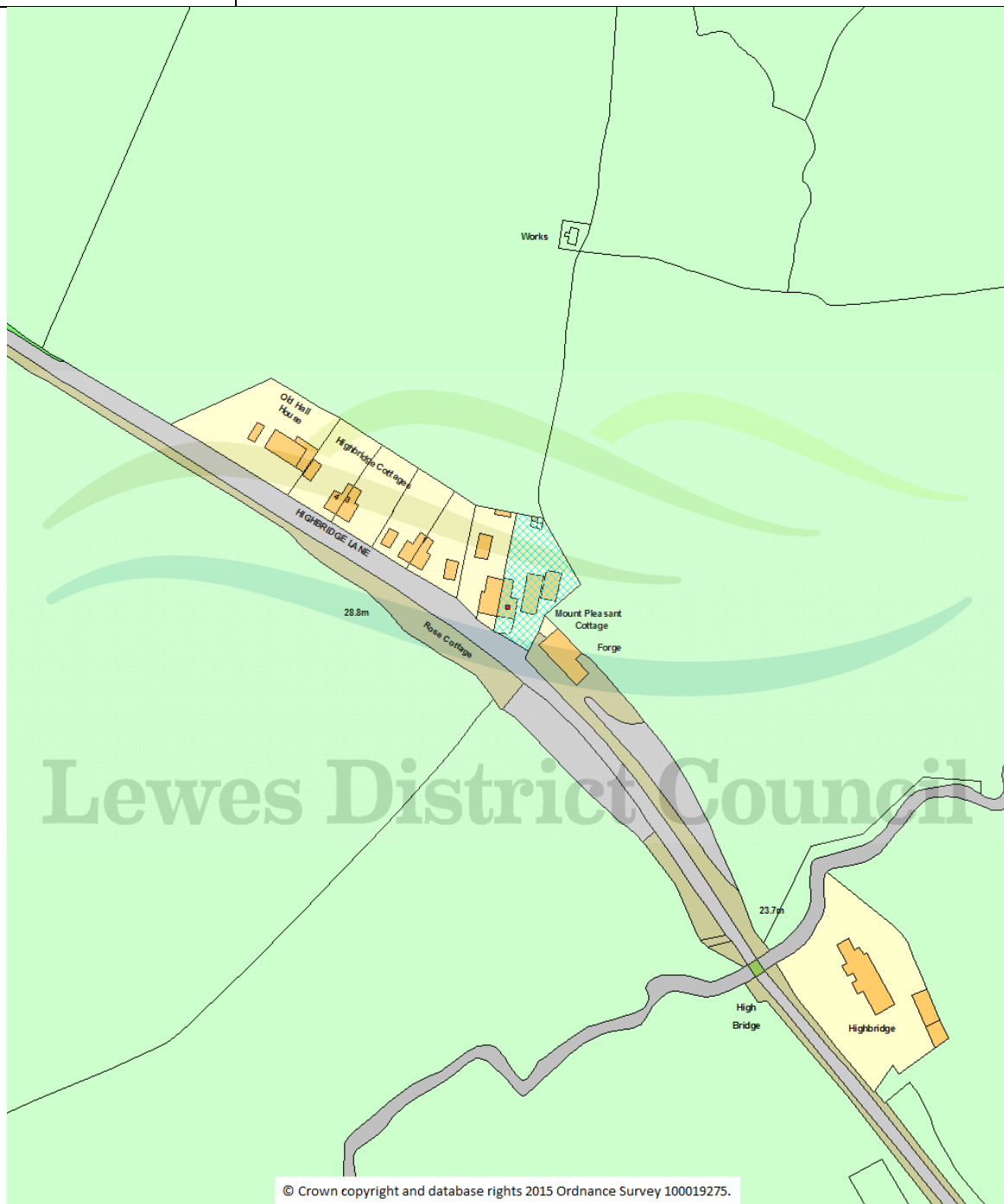


<b>APPLICATION NUMBER:</b>	LW/17/0249	<b>ITEM NUMBER:</b>	<b>6</b>
<b>APPLICANTS NAME(S):</b>	East Sussex Property Ltd	<b>PARISH / WARD:</b>	East Chilington / Plumpton Street E.Chilington St John W
<b>PROPOSAL:</b>	Planning Application for Retention of The Forge in commercial use linked to new single storey dwelling with associated parking and landscaping		
<b>SITE ADDRESS:</b>	Mount Pleasant Highbridge Lane East Chilington East Sussex BN7 3QY		
<b>GRID REF:</b>	TQ 37 15		



## 1. SITE DESCRIPTION / PROPOSAL

### 1. SITE DESCRIPTION / PROPOSAL

1.1 The application site lies on the eastern side of Highbridge Lane, East Chiltington. This is a predominantly rural location, with the application site falling at the southern end of a small group of residential properties (three pairs of semi-detached dwellings and a single detached property). Adjoining the application site to the south is a single metal clad building in use as a blacksmiths. This building does not form part of the application site.

1.2 The application site itself is irregular in shape and consists of the "Old Forge", a brick built single storey structure set under a slate roof. In addition there is also a small collection of associated buildings which include two metal clad buildings, a glasshouse, a domestic shed and a small brick outhouse.

1.3 It is understood that historically the site has been occupied in association with the adjoining cottage, Mount Pleasant Cottage. This is a two-storey semi-detached dwelling set to the north west of the application site. The brick built "Old Forge" building sits hard up against the mutual boundary with this property and is a significant feature from this neighbouring site. The remainder of the rear garden is now enclosed with close boarded fencing, with the application site wrapping around both the south east and north east boundaries.

1.4 Mature hedgerows mark the rear (north-east) boundary of the site beyond which is open pasture.

1.5 A public right of way passes the application site on its south eastern side, where there is also a field gate.

1.6 Planning permission is sought for the retention of the "Old Forge" in commercial use linked to new single storey dwelling with associated parking and landscaping.

1.7 The intention is to retain the "Old Forge" in its existing commercial use, but to demolish the large metal clad structures, along with the shed and glasshouse, and replace them with a single storey two bedroom dwelling.

1.8 The proposed dwelling would be arranged with a staggered footprint, wrapping around the "Old Forge". It would have a simple form consisting essentially of two rectangular footprints set under simple gabled roofs. The eastern "wing" would have a footprint of some 5.7m by 12.7m, with the western "wing" measuring 5.8 by 10.2m. The eastern "wing" would contain the main kitchen and living areas, with the western "wing" containing two double bedrooms.

1.9 The new dwelling would be finished with a mixture of brick and vertical boarding set under a slate roof.

1.10 Parking for two cars would be provided to the front of the site on an existing area of hardstanding. The remainder of the site would be laid to grass and used as amenity space.

## 2. RELEVANT POLICIES

**LDLP: – CT01 – Planning Boundary and Countryside Policy**

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

**LDLP: – RES06 –** New development in the Countryside

**LDLP: – CP4 –** Economic Development and Regeneration

**LDLP: – CP10 –** Natural Environment and Landscape

**LDLP: – CP11 –** Built and Historic Environment & Design

**LDLP: – CP13 –** Sustainable Travel

### **3. PLANNING HISTORY**

**LW/16/1045** - Demolition of 3 buildings and a shed and erection of a new dwelling with associated parking and landscaping - **Withdrawn**

**LW/16/0328** - New crossover - **Approved**

**LW/10/0430** - Proposed demolition of steel framed industrial building used as industrial workshop (B2) and erection of two bedroomed Sussex style dwelling with associated car parking and cycle store - **Withdrawn**

**LW/87/1348** - New workshop, office and stores building to replace old office and general storage buildings. - **Approved**

**LW/90/0413** - Two-storey rear extension. - **Approved**

### **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

**East Chiltington Parish Council** – The Planning and Environment Committee of East Chiltington Parish Council (ECPC) discussed this application at a meeting on April 12th 2017 and agreed to object to the application on the following grounds:

Planning policy: The application relies on the NPPF principle in favour of sustainable development, which is defined in terms of social, economic and environmental criteria, and suggests that this carries greater weight than the 2003 Local Plan Saved Policy RES6, which states that new development in the countryside that is outside of planning boundaries will be refused. ECPC is not convinced that the criteria for sustainable development are met by the current application. In addition, the proposal contravenes core policies 4 and 11 of the Joint Core Strategy.

1. In economic terms, the argument is made that the proposal will lead to the creation of a live-work unit, thus enhancing employment opportunities. However, the existing configuration of Mount Pleasant Cottage and the forge is already as a live-work unit (evidenced, in particular, by the fact that there is a door from the forge directly onto Mount Pleasant Cottage garden which the applicant proposes to block up). The application states that Mount Pleasant Cottage is in separate ownership, but this is not the case, as confirmed at the planning committee meeting by the applicant. The applicant has separated the house for the purposes of this application and put it up for sale. However, it has not in fact sold.

2. The buildings that the applicant proposes to demolish were in active use as part of the old forge business. Demolishing them and replacing them with a house will make it less

likely that the building could again be used as a forge and more likely that it will be turned over to light/office usage. This would, therefore, reduce the overall B2 usage on the site.

3. The proposal is unclear about how much parking will be provided, but there is not space for more than two cars. However, if the use includes both domestic use for the dwelling and the possibility that employment is generated, then this is unlikely to be adequate. It is also the case that if cars are regularly parked in front of the old forge, then the turning area for deliveries to the new forge could be compromised. The proposal is not clear on whether the proposed parking would be permeable.

4. The building of a house so close to the new forge could potentially compromise the viability of this business. If this were to happen this would be contrary to the Joint Core Strategy core policy 4, which seeks to enhance rural employment.

5. The proposed dwelling is too large for the site and will dominate it; access is difficult and as a result the overall character of the site will be compromised. In this respect it contravenes core policy 11 of the Joint Core Strategy: New development will respect and where appropriate contribute to the character and distinctiveness of the district's 'unique built and natural heritage'. In addition, proposals are expected to 'respond sympathetically to the site and its local context and be well-integrated in terms of access and functionality with the surrounding area'.

6. The LDC conservation officer has stated with reference to the old forge that 'The building should be considered a non-designated heritage asset as defined by the National Planning Policy Framework because it is of local interest. Any proposal that affects the building, the site or its setting should take this into consideration'. While the current proposal does seek to preserve the building itself, its site and setting are clearly negatively affected.

7. The proposed dwelling will negatively affect the amenity and setting of the neighbouring property, Mount Pleasant Cottage. Its proposed height will result in it dominating the garden of Mount Pleasant Cottage.

8. It is stated that the proposal will result in enhanced community cultural and social wellbeing. There is no evidence for this.

9. In environmental terms, the removal of the existing outbuildings and their replacement with a house that is too large for the site is not an improvement as stated.

In summary, the proposal is to build a house on an existing B2 site in a way that will compromise this site. The argument that it creates a live-work unit is spurious as the applicant has removed an existing live-work unit by separating Mount Pleasant Cottage.

**Environmental Health** – I recommend two conditions which would help protect neighbouring residents from impacts associated with the construction of this proposed building. I request that an advisory comment is attached to any permission in respect of waste management.

1. Hours of operation at the site during any demolition, site clearance, preparation and construction shall be restricted to 08:00 to 18:00 hours Monday to Friday and 09.00 to 13:00 hours on Saturdays. No working is permitted at any time on Sundays or Bank Holidays. No machinery shall be operated, no process shall be carried out and no deliveries or collections shall be made at the site outside of these specified times.

REASON: to protect the amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan.

2. Dust control. No development shall take place until a scheme to control the emission of dust from the demolition and construction works at the site has been submitted to and approved in writing by the Planning Authority. The approved scheme shall be fully implemented throughout the duration of demolition and construction works, with all equipment maintained in accordance with the manufacturer's instructions at all times until completion of the development. REASON: to protect the amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan.

3. Waste management advisory comment. All waste material arising from any clearance and construction activity at the site should be stored, removed from the site and disposed of in an appropriate manner. It is an offence to burn trade waste, so there should be no bonfires on site.

**Environmental Health – CONTAMINATED LAND COMMENTS:** I have no objection in principle to the development. However, I recommend the following condition in order to deal with any unsuspected contaminant that may be found during development.

" If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (in accordance with National Planning Policy Framework, sections 12.0 and 12.1).

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

84 letters of objection raising the following concerns:

- o Compromise of a B2 use and will reduce it to a B1 use
- o Loss of employment opportunities
- o New development is in conflict with Development Plan policies
- o Could force the closure of the adjacent blacksmiths, due to close proximity of dwelling
- o Will effect parking and turning for blacksmiths
- o Building is historically important
- o Loss of forge should be resisted, community want the forge retained.
- o Will increase traffic
- o Buildings to be demolished are not redundant - were in use up to 2015, their removal will affect the viability of a continued B2 use in the forge.
- o Applicant is selling Mount Pleasant Cottage which used to be occupied by the Blacksmith as a live/work unit
- o The Forge has not been marketed as a going concern, nor has the applicant tried to make it work in its current use.
- o If approved when the Blacksmith lease expires in 2020 no doubt an application will be forthcoming seeking the redevelopment of this site too.
- o Inadequate effort to judge the financial viability of retaining the site as a forge.
- o Proposal will block farmers field access.
- o This is profit led development and should be resisted.

- o Dwelling is very large for a two bedroom unit.
- o Will overshadow Mount Pleasant Cottage
- o Site is outside planning boundary therefore new dwelling is contrary to policy
- o Site is unsustainable for a new dwelling
- o No evidence that the existing use of the site is unviable

## 6. PLANNING CONSIDERATIONS

6.1. Planning law requires that all planning applications must be determined in accordance with the development plan, unless material circumstances indicate otherwise. The development plan for this area currently consists of recently adopted Joint Core Strategy and the retained policies of the Lewes District Local Plan 2003.

### Lewes District Local Plan

6.2. The application site falls outside of any planning boundary as defined by the Lewes District Local Plan and therefore is subject to policy CT1 which seeks to contain development within the defined Planning Boundaries, except in certain circumstances. Re-development of this site with a new dwelling would not fall within any of the types of development listed as being potential exceptions to this policy and therefore the creation of a new dwelling in this location would be in conflict with Policy CT1 of the Local Plan.

6.3. Policy RES6 of the Local Plan states:

*"Outside the Planning Boundaries planning permission for new residential development will be refused unless:*

*(a) it is in conformity with the criteria detailed in policy RES10 (Rural exceptions policy), or  
(b) it is demonstrated by the applicant that there is a clearly established existing functional need for an enterprise to be in a countryside location, there is a proven need for someone to live on site, and that the enterprise is economically viable..."*

6.4. The application has not been submitted as a rural exceptions scheme nor has it been demonstrated that there is an established functional need for someone to live on site. The proposal also is therefore in breach of Policy RES6 of the Local Plan.

### Lewes District Local Plan Part 1 - Joint Core Strategy (JCS)

6.5. The Joint Core Strategy (JCS) was adopted in 2016 and is the pivotal planning document for the District until 2030, forming Part 1 of the Local Plan setting out the overarching strategies that all other planning documents will need to be in conformity with.

6.6. The JCS has retained Policy CT1 of the Local Plan and as such it is considered that substantial weight can still be applied to this 'saved' policy.

6.7. The JCS has also retained Policy RES6 of the Local Plan however it has to be acknowledged that this Policy is not in conformity with the NPPF. Specifically paragraph 55 of the NPPF has introduced other exceptions for when considering housing in rural areas. On this basis only limited weight can be afforded to the conflict with this policy in the determination of this application.

6.8. However paragraph 55 NPPF does states that Local Planning Authorities should avoid isolated new homes in the countryside unless there are special circumstances, such as:

- o The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- o Where such a development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the further of heritage assets; or
- o Where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting; or
- o The exceptional quality or innovative nature of the design of the dwelling.

6.9 Again on the basis that this proposal is not considered to fall into any of these special circumstances there is considered to be conflict with this objective of the NPPF.

6.10 In line with planning law, it has to be established whether there are any material circumstance that would justify the proposal despite this clear conflict with the Development Plan.

### The Applicant's Case

6.11 The main crux of the applicant's argument in favour of this proposal is that the development will secure the future of the "Old Forge" in commercial use and that the removal and replacement of the more dilapidated structures with a new dwelling will enhance the appearance of the site.

### Retention of the "Old Forge"

6.12 With regard to the retention of the "Old Forge", this building is clearly locally important as can be seen through the large number of representations received regarding this application. A similar significant number of objections were also received in relation to the previous application, which actually proposed the demolition of the "Old Forge" as part of a wholesale re-development of the site. Whilst not a formally designated heritage asset (it is not a listed building) it is understood that the building has some local historic interest having been used as a workshop by Rowland Emmett (a renowned cartoonist, artist and inventor, known for the creation of the car and inventions that appeared in Chitty Chitty Bang Bang). The building could therefore be considered a non-designated heritage asset as defined by the NPPF and the impact of this proposal on the actual building and its setting needs to be taken this into consideration as part of the determination of this proposal. This is looked at in more detail below.

6.13 It is clear from a visual inspection of the existing building that it is in need of some repair work, however it is understood that its use has only fairly recently ceased (2015). The applicants have not provided any evidence to suggest that without the proposed development the existing building cannot be and will not be brought back into lawful use. In fact one of the criticisms of the previously submitted application, which sought to demolish all the existing commercial buildings on the site and to replace them with just a single dwelling, was that the application wasn't supported with any information justifying the loss of the existing commercial use.

6.14 Policy CP4 of the Joint Core Strategy seeks to support the rural economy and states that the local planning authority will take a flexible and supportive approach to economic development. One of the methods of doing this is by safeguarding existing employment sites from other competing uses unless there are demonstrable economic viability or environmental amenity reasons for not doing so. Another is through the encouragement of sustainable working practices for example, homeworking and live/work.

6.15 The applicants describe their proposal as a live/work unit and are content to accept a condition tying the proposed dwelling to the "Old Forge" to ensure that the two

uses remain intrinsically linked. The Parish Council notes that historically Mount Pleasant Cottage has always been occupied in association with the "Old Forge", and that the applicant has himself broken this link by subdividing the plot and submitting this proposal.

6.16 Whilst this may be the case there are no conditions on the existing buildings tying them together, therefore whether this application is approved or not there are no planning restrictions to prevent Mount Pleasant Cottage from being sold separately from the "Old Forge". A benefit, therefore, of this application were it to be approved would be that appropriate conditions could be applied to the use of the "Old Forge" to secure suitable living conditions for neighbouring occupiers. At the moment the "Old Forge" has an unrestricted B2 (heavy industrial) use. This means that there are no working hours conditions on the existing building. Whilst future purchasers of Mount Pleasant Cottage would no doubt be fully aware of what they are purchasing and the neighbouring land uses, approval of this application could be seen as an opportunity to apply some control over this otherwise unrestricted use.

6.17 A similarly related concern of the Parish Council is that the demolition of the associated buildings and the erection of the proposed dwelling would make it less likely that the "Old Forge" will ever be brought back into use as a forge and more likely that it will be converted into office or a light industrial use. As an unrestricted B2 use at present, planning permission would not be required to change the use of the existing buildings to either office or light industrial uses or indeed a B8 storage use. It would therefore be unreasonable to resist the application on the basis of the potential loss of the B2 forge use.

#### Access to services and facilities

6.18 It is clear that Policy CP4 of the Joint Core Strategy does give some support for the creation of live/work units, however another key policy of the JCS is Policy CP13. This policy seeks to ensure new development is sustainably located with good access to schools, shops, jobs and other key services by walking, cycling and public transport in order to reduce the need to travel by car (unless there is an overriding need for the development in a less accessible location). Whilst the erection of a dwelling as a live/work unit would clearly mean zero distance to a place of work, the site is otherwise very poorly located in terms of access to other services which will result in a high dependency for the need to travel by car. Just because there are a small number of existing dwellings already in a poorly serviced location is not sufficient justification to allow more.

6.19 The resultant increase to the district's housing stock and local economic boost during the construction phase are noted by the applicants as positive factors to be weighed in the balance of determination. These are however very minor benefits of the scheme and are not considered particularly determinative in the overall assessment of this application.

#### Design, Layout and Visual Impact

6.20 As noted above, the other main element in the applicant's case for this proposal is the enhancement to the locality resulting from the removal of the existing sheds and outbuildings and their replacement with a well designed new dwelling. It is accepted that none of the existing structures it is proposed to remove are particularly attractive and that some of them, in particular the larger metal clad structures are beginning to fall into disrepair. Their removal and replacement with a well designed new building could therefore provide some enhancement to the site.

6.21 In terms of the actual design of the dwelling, this is not particularly objectionable. The proposed materials and form of the dwelling are considered to be reflective of the existing forge that is to be retained. What is being proposed however is a much larger



structure than what is being removed, not only in terms of footprint but also in height, resulting in substantially more built form and mass on the overall site. It is accepted that the position of the dwelling, being set well back from the road frontage will mean that it will not be particularly prominent in the street. However the additional bulk of the new structure to the rear of the site will be visible from the adjacent public footpath. Whilst these views will be against the backdrop of the existing dwellings, it will still increase built form in this rural location to the detriment of its existing character and appearance.

6.22 The Parish Council has objected to the proposal on the basis that the dwelling is too large and will overly dominate the plot. Whilst it is accepted that there are couple of places where the dwelling sits close to the edge of the site which could be indicative of overdevelopment, this is more a result of the irregular shape of the plot. The proposed dwelling would have a modest area of amenity space to the north west and east of the dwelling with further open space to the front where parking and hard landscaping is proposed. It is therefore considered that it would be difficult to substantiate the development as being an over-development of the plot or to suggest that it is overly dominant on the plot itself.

6.23 In considering the impact of this proposal on the non-designated heritage asset of the "Old Forge", it is noted above that the building's historic interest is a consequence of its use as opposed to its actual architectural or built form. The proposed dwelling will wrap around the retained building partially obscuring the eastern elevation. This however is very similar to the existing relationship with the metal shed that would be removed as part of this proposal. The scheme ensures the retention of the heritage asset and maintains its existing public perception as the focal point at the front of the site. It is considered that the harm to this non-designated heritage asset and its setting is less than substantial and would not warrant a refusal of consent on these grounds.

#### Neighbour amenity/Living conditions

6.24 Mount Pleasant Cottage lies to the immediate west of the application site. As set out above it used to be occupied in association with the application site and this is evidenced by a doorway in the western elevation of the "Old Forge" which opens directly into the rear garden of Mount Pleasant Cottage (this would be blocked up as part of the proposals). The rear garden of Mount Pleasant Cottage is now subdivided from the application site by close boarded fencing, but the "Old Forge" building remains a prominent feature extending some 12.7m along the eastern boundary.

6.25 Beyond the northern end of the "Old Forge" building the eastern boundary of Mount Pleasant Cottage is currently open. The erection of the dwelling as proposed would effectively infill this currently open boundary with further built form extending beyond the end of garden. Whilst only a single storey structure and with a slight off set from the mutual boundary of some 1-1.4m, the proposal will mean that the entirety of the eastern boundary of Mount Pleasant Cottage will be dominated by built form. It is accepted that loss of direct sunlight will be limited and that there would be no loss of privacy as there are no overlooking windows, however the bulk and dominance of the additional built form along the full length of the eastern boundary is considered to cause harm to the outlook from the rear garden of the adjacent property and is a negative impact of this proposal.

6.26 The desire to prevent overlooking into the neighbouring property also raises the issue of the living conditions of future occupiers of the proposed dwelling. As noted above the western "wing" of the proposed dwelling contains the two proposed bedrooms. The southern bedroom is shown to be served by a south facing window only. This window will look directly at the northern elevation of the existing forge building with an intervening distance of just 1.6 metres.

6.27 Policy CP11 of the JCS seeks to ensure all new development *"Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas."* It is considered that the outlook from this bedroom is particularly poor and will provide a poor living environment for future occupiers.

6.28 A number of objections to this application raise the issue of the close proximity of the proposed dwelling to the existing blacksmiths potentially affecting the viability of the blacksmiths business due to possible future complaints about noise and disturbance. The submitted proposals have been considered by the Council's Environmental Health Officers who have raised no concerns in this respect. On the basis that the proposed dwelling is proposed to be linked to the existing B2 use, and if supported would be conditioned as such, it is considered unlikely that future occupiers are likely to make complaints about the neighbouring site, as they would have committed to living adjacent an identical use.

#### Access and parking

6.29 The access and parking arrangements to serve this site are to remain largely as existing with sufficient space provided in front of the "Old Forge" building for two cars to park off road. Whilst this could result in some turning manoeuvres taking place on the public highway this is no different to the existing arrangement and therefore an objection on this basis would be difficult to defend.

6.30 Objections have been made in relation to access being restricted to the adjacent Blacksmiths and/or field gate however it is difficult to substantiate these concerns. The adjacent access ways fall outside of the application site and the proposed dwelling would come no further forward than the existing buildings. It is proposed to introduce a small area of hard landscaping in front of the new dwelling, where currently it is possible to park a vehicle, otherwise the existing arrangement for parking and turning in front of the "Old Forge" building is being retained.

#### Biodiversity

6.31 The application was submitted with a Preliminary Ecological Appraisal (PEA) and an Internal and External Bat Survey. These reports conclude that the proposed development would not cause any harm to any protected species and designated sites and that overall the site has limited ecological interest. Notwithstanding this, recommendations for site enhancements and careful site clearance have been recommended.

6.32 With these recommendations in place it is considered that the applicants have satisfactorily demonstrated that the redevelopment of this site would not have a significant effect on the local nature conservation value of the site or indeed the wider landscape and that Policy CP10 of the Joint Core Strategy is complied with.

#### Other matters

6.33 The large proportion of representations received regarding this application have objected to the proposals on the grounds of the loss of the existing forge and the potential impact on the adjacent blacksmiths. The potential loss of the existing B2 use has been touched on above (paragraph 6.17) where it is noted that planning permission would not be required to change the use of the existing B2 use to a B1 (light industrial/office use) or to a B8 (storage) use. Whilst therefore it is very clear that there is significant support for the retention of the forge in its current use, this cannot be guaranteed even if this application is refused.

6.34 With regard to the impact on the adjacent blacksmiths this is a completely separate site unrelated to the application proposals, albeit owned by the applicant. The long term retention of the blacksmiths in terms of whether the lease will be renewed is unrelated to the determination of this application and is a private matter between the land owner and their tenant. In terms of the proposed development prohibiting access to the blacksmiths site it is understood that currently the access drive is shared therefore allowing larger vehicles delivering or collecting from the blacksmiths to pull off the highway. There are however no planning conditions requiring the existing access to be maintained as such and therefore there is nothing to prevent the landowner from restricting access to this neighbouring site whether this application is approved or not.

## CONCLUSION

6.35 In conclusion, whilst the (limited) benefits of the scheme have been recognised i.e. the provision of an additional dwelling, the enhancement of the site through the removal of poor quality structures, and the retention of the existing business use, it is considered that the harm caused from the unsustainable location of the site resulting in high dependency on the use of the car, as well as the additional built form in this predominately rural locality, detrimental impact on the living conditions of the neighbouring occupiers and poor living conditions for future occupiers outweigh these benefits. The proposal is considered to conflict with Development Plan, specifically policies CT1, RES6, ST3 of the Lewes District Local Plan and Policies CP11 and CP13 of the Joint Core Strategy and cannot be considered sustainable development when considered against the three dimensions of sustainable development as set out in the NPPF (social, environmental and economic) and should not therefore be supported.

## **7. RECOMMENDATION**

Recommend that permission is refused for the reasons outlined below.

### **Reason(s) for Refusal:**

1. Insufficient evidence has been provided to justify the need for a dwelling in this location. With the site falling outside any planning boundary as defined by the Lewes District Local Plan, the proposal conflicts with Policy CT1 of the Local Plan, which has been carried forward in the recently adopted Joint Core Strategy and seeks to control unplanned development proposals except in certain circumstances, none of which are met by this proposal. The application is therefore contrary to current development plan Policy CT1 of the Lewes District Local Plan and will result in unsustainable development that is highly dependent on the use of the car in conflict with policy CP13 of the Joint Core Strategy.
2. The proposal would introduce further sporadic residential development in a rural location, where its bulk and built form would detract from the rural character and appearance of the locality in conflict with Policies CT1 and ST3 of the Local Plan and Policy CP11 of the Joint Core Strategy.
3. The proposed dwelling by virtue of its scale, design and proximity to the boundary will result in an overbearing and unneighbourly relationship with Mount Pleasant Cottage to the west to the detriment of their living conditions, especially by virtue of loss of outlook. The application therefore conflict with Policy ST3 of the Local Plan and Policy CP11 of the Joint Core Strategy.
4. The proposed design and layout of the dwelling would result in poor living conditions for future occupiers as a result of poor outlook from the bedroom and would therefore conflict with Policy CP11 of the Joint Core Strategy.

## 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 with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Planning Statement/Brief	10 April 2017	PLANNING STATEMENT
Biodiversity Checklist	23 March 2017	
Technical Report	23 March 2017	BAT SURVEY
Technical Report	23 March 2017	ECOLOGICAL APPRAISAL
Tree Statement/Survey	23 March 2017	J53.08
Existing Elevation(s)	23 March 2017	P-08
Existing Floor Plan(s)	23 March 2017	P-08
Existing Roof Plan	23 March 2017	P-08
Location Plan	23 March 2017	P-08
Existing Elevation(s)	23 March 2017	P-07
Existing Floor Plan(s)	23 March 2017	P-07
Existing Roof Plan	23 March 2017	P-07
Location Plan	23 March 2017	P-07
Existing Elevation(s)	23 March 2017	P-10
Existing Floor Plan(s)	23 March 2017	P-10
Existing Roof Plan	23 March 2017	P-10
Location Plan	23 March 2017	P-10
Existing Elevation(s)	23 March 2017	P-09
Existing Floor Plan(s)	23 March 2017	P-09

Existing Roof Plan	23 March 2017	P-09
Location Plan	23 March 2017	P-09
Location Plan	23 March 2017	P100 C
Proposed Elevation(s)	23 March 2017	P106 B
Proposed Elevation(s)	23 March 2017	P107 C
Proposed Layout Plan	23 March 2017	P105 C
Survey Plan	23 March 2017	P103 C
Design & Access Statement	5 April 2017	DAS
Planning Statement/Brief	5 April 2017	PLANNING STATEMENT