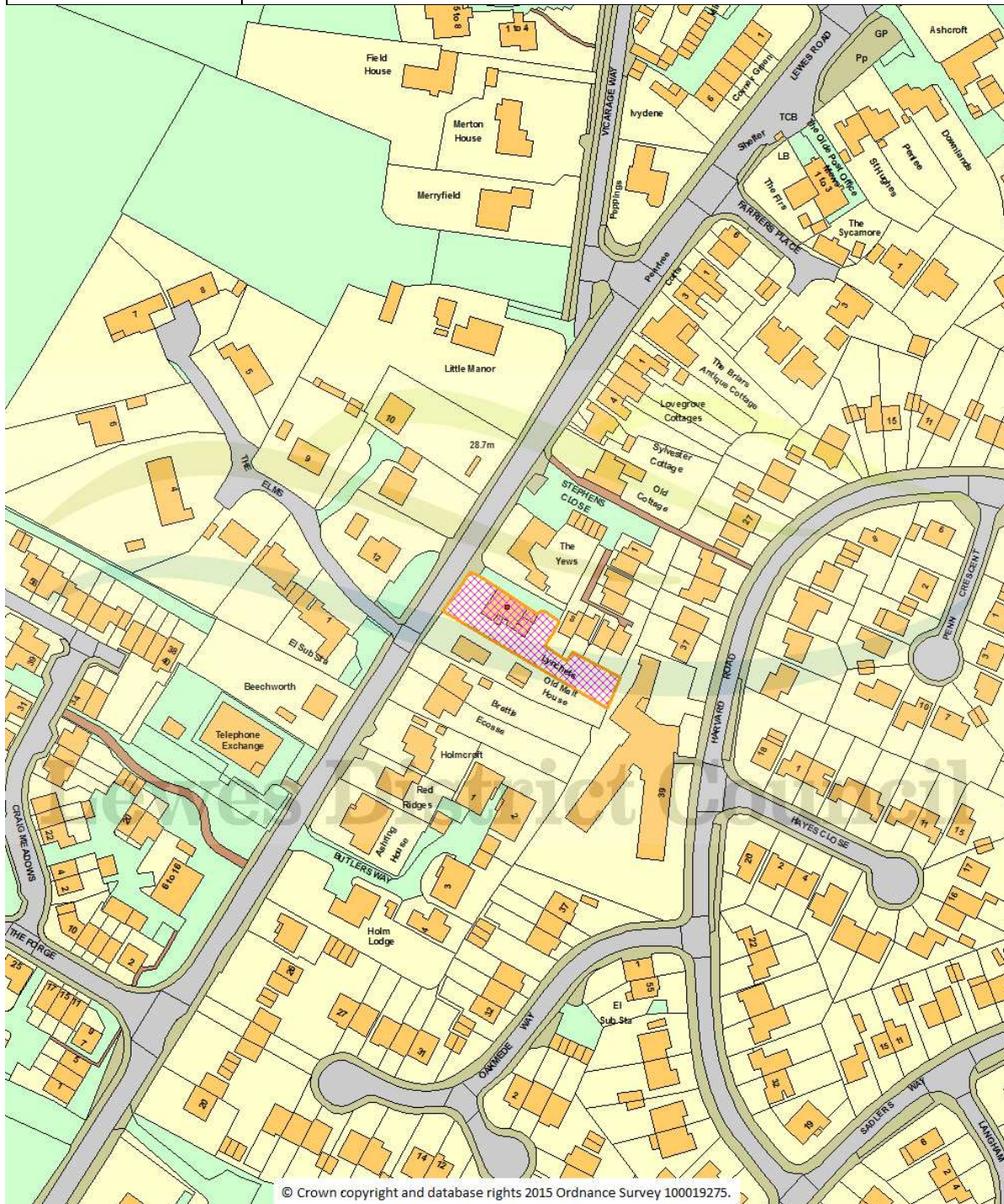


APPLICATION NUMBER:	LW/17/0367	ITEM NUMBER:	10
APPLICANTS NAME(S):	Mr J Whitlock & Mr M O'Rourke	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Planning Application for Demolition of attached garages/study and erection of detached 3 bay car port/garage, demolition of conservatory and erection of single storey side/rear extension and internal alterations		
SITE ADDRESS:	Lynchets Lewes Road Ringmer East Sussex BN8 5ET		
GRID REF:	TQ 44 12		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application property is a two storey detached residential property, located on the east side of Lewes Road, Ringmer.

1.2 This area of Ringmer lies within the Ringmer Conservation Area and following consultation with the County Archaeologist it is understood that the building dates back to at least 1840, when it appears to have been an agricultural building associated with the adjacent house called The Yews. The application site sits to the south of The Yews which is a Grade II listed building. It is worth noting that The Yews and the application site share a drive which leads onto Lewes Road (B2192).

1.3 The application seeks permission for a single storey side extension and the erection of a detached car port/garage.

Side extension

1.4 The proposed works would allow for the demolition of an existing conservatory and the erection of a single storey contemporarily designed extension which will have a flat roof and pre-patinated copper clad elevations. Alterations are also proposed to the south flank upper floor, with a low-pitched roof element becoming a flat roof and new windows.

Detached car port/garage

1.5 The proposed detached car port/garage would sit to the rear of the property and comprise of two open fronted bays and one closed bay. The structure will have a tiled hipped roof with a rear catslide and the elevations would be timber weather-boarding.

1.6 This application is being put before members due to the application being 'called in' by Councillor Gardiner.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – H05 – Conservation Areas

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – RNP91 – Policy 9.1-Design, Massing and Height

LDLP: – RNP93 – Policy 9.3-Materials

3. PLANNING HISTORY

LW/02/1823 - Lean to conservatory to replace existing greenhouse. - Permitted Development

LW/83/0892 - Increase height of wall and fence. - Approved

LW/79/2084 - Erection of detached house and double garage. - Approved

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Design & Conservation Officer – The cumulative impact of aspects of the appearance of the single storey extension raises concerns. Issues that need to be more carefully considered are the extension lacking a sufficient set back from the front elevation of the dwelling, the overly large window on the front elevation the size of which relates poorly to the existing fenestration and the overly long and unbroken south-west side elevation resulting in a shipping container like character. The result is the proposed extension has an overly prominent and awkward appearance that would appear incongruous within the street scene.

A number of relatively minor amendments can be made to the proposal to address these concerns. The proposed extension needs to have a more subservient appearance, this can be achieved through a meaningful set back from the front elevation. The concern over the character of the extension can be addressed through the introduction of long, narrow, vertical windows, one or two on the north-west front elevation to replace the proposed large window and one or two on the south-west side elevation to break up the massing. Care would need to be taken with any windows on the south-west side elevation to avoid any overlooking into the windows of Old Malt House. To give more interest to the elevational details it is suggested the use of a vertical standing seam be reconsidered and alternatives, such as a horizontal standing seam, be explored.

The other aspects of the proposal do not raise concerns and are acceptable in heritage terms. As proposed the single storey side extension is unacceptable. The suggested amendments would address these concerns and allow a recommendation of approval.

ESCC Archaeologist – The proposed development is within an Archaeological Notification Area defining the historic core of the medieval and post-medieval village of Ringmer. Lynchets is an historic building dating back to at least 1840, when it appears to have been an agricultural building associated with the adjacent house called The Yews. Historic maps record other buildings once existed within this site.

In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved in situ or, where this cannot be achieved, adequately recorded in advance of their loss. These recommendations are in line with the requirements given in the NPPF (the Government's planning policies for England):

In furtherance of this recommendation, we shall be available to advise the applicant on how they can best fulfil any archaeological condition that is applied to their planning permission and to provide a brief setting out the scope of the programme of works.

The written scheme of investigation, referred to in the recommended condition wording above, will set out the contracted archaeologist's detailed approach to undertake the programme of works and accord with the relevant sections of the Sussex Archaeological Standards (April 2015).

Ringmer Parish Council – Ringmer Parish Council has no objections to the car port. However, Ringmer Parish Council would like to recommend that the surface for the proposed car port is of permeable materials. Although the Parish Council has no objections in principle to the house side extension, it requests that the Architects Design Panel be consulted about the design as it is within the Conservation Area and the Application should then go to the Planning Applications Committee.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None.

6. PLANNING CONSIDERATIONS

POLICY ISSUES

6.1 Planning law requires that all planning applications must be determined in accordance with the development plan, unless material circumstances indicate otherwise

6.2 On the basis that the application site falls within the planning boundary of Ringmer as defined by the Lewes District Local Plan there is no objection to the principle of the proposal. The main issues for consideration therefore are:

- 1) Design/visual impact on the street scene and conservation area
- 2) Impact on neighbour amenity
- 3) Access and parking arrangements

DESIGN/VISUAL IMPACT ON THE STREET SCENE AND CONSERVATION AREA

Lewes District Local Plan (LDLP) and Joint Core Strategy (JCS) Policies:

6.3 Policies ST3 of the LDLP and CP11 of the JCS are fairly general design policies and state development should, amongst other things, respect the overall character, rhythm and layout of neighbouring buildings and the local area more generally.

6.4 Policy RES13 of the LDLP relates to domestic extensions and requires all extensions and alterations to respect the character of adjacent properties and the street scene. Furthermore the policy seeks to ensure that all extensions are subsidiary to the existing building.

6.5 Policy RES18 of the LDLP relates to garages and outbuildings and states that the scale and siting should not detract from or dominate the existing dwelling, other dwellings, the street scene or the character of the surrounding countryside.

6.6 In addition to the above mentioned policies, as mentioned above the site is located within the Lewes Conservation Area; therefore in determining any application Policy H5 of the LDLP should be taken into consideration; which amongst other things requires development to conserve or enhance the special architectural or historic character or appearance of the area and re-instate historic elements wherever possible and respect the design of the existing buildings of the area.

Ringmer Neighbourhood Plan (RNP)

6.7 One of the main objectives of the RNP is that Ringmer maintains its 'village feel'. Ringmer is a large parish with two main settlements, Ringmer village and the Broyleside, the surrounding countryside is highly valued and extensively used by residents, and includes a significant rural population.

6.8 Although there are no specific policies relating to residential extensions, the following policies are considered to be a material consideration when determining this application.

6.9 Policy 9.1, which relates to design, massing and height of buildings and states: *"New development should be of high quality and be designed to fit in with its surroundings. To achieve this, applicants should give careful consideration to the height, massing and scale of a proposal. Houses of more than two storeys are generally inappropriate in a village setting. A degree of design variety within a development is essential but it must take into account the design and detailing of adjacent buildings and the spatial, visual and historical*

context in which it resides. This is particularly important in Character Areas 1, 2, 4 & 6, and especially within the Conservation Area or near heritage buildings. Exceptional modern design is not precluded. Development applications in Ringmer village should demonstrate how they enhance the visual integration of the village and its open spaces with the enveloping SDNP."

6.10 The application site is located within the Ringmer Conservation Area and sits to the south of a Grade II Listed building.

6.11 Policy 9.3 relates to materials and states: *"The preferred external materials for houses are subdued red brick and tile, with roof pitches close to 45 degrees. White render or clapboard and flint walling are also acceptable but should not predominate. Dark grey slates on shallower roof pitches are also acceptable. Materials for other building types should be appropriate for their use and location"*

6.12 Ringmer Parish Council raises no objection to the proposed development, but has recommended that the hard surface area for the proposed car port is of permeable materials. The applicant has taken these comments into consideration and the proposed material for the parking area has been revised. It is now proposed to use permeable block paving instead of resin bonded gravel.

6.13 The Parish Council have also raised no objections in principle to the proposed extension; however it was requested that the Architects Advisory Panel (AAP) be consulted about the design as the site is within the Conservation Area. These comments from the parish council are noted; however at the time of this request there was no meeting scheduled because there were no other applications that warranted comments from the AAP and to call a special meeting for what is essentially a householder development would be unjustified. The case officer considered the option of waiting until such time that other applications might be considered by the AAP, however this would essentially delay the determination of this application indefinitely, which is also considered unjustified. Notwithstanding this, the comments of the Councils Design and Conservation Officer are considered sufficient with regard to the proposals impact on the conservation area.

Impact on the Conservation Area

6.14 Policy H5 of the Lewes District Local Plan states that the design of new buildings in Conservation Areas needs very careful consideration. Through the skilful design of new buildings to respect their setting, old and new buildings can be woven into the fabric of the living and working community. The most interesting streets in the urban and rural Conservation Areas include a variety of building styles, materials and forms of construction, built in many different historical periods. However, through the scale, height, massing, alignment, materials and landscaping the buildings harmonise into a pleasing group. New buildings, therefore, do not need to copy their neighbours in detail, providing they follow these architectural principles.

6.15 The comments received from the Councils Design and Conservation Officer confirms that the principle of the development (namely the single storey side extension) is considered acceptable; however the cumulative impact of aspects of the appearance of the extension raised concerns. More specifically it is considered that the extension lacks a sufficient set back from the front elevation of the dwelling, concerns were raised regarding the overly large window on the front elevation (which relates poorly to the existing fenestration) and it is considered that the overly long and unbroken south-west side elevation results in a shipping container like character. As a result the proposed extension has an overly prominent and awkward appearance that would appear incongruous within the street scene.

6.16 A number of relatively minor amendments have been recommended, which could address the above mentioned concerns. These amendments included: a meaningful set back from the front elevation, alterations to the fenestration and alterations to the cladding to lessen the appearance of a 'shipping container'

6.17 Following negotiations the applicant submitted amended plans which include the following:

- 1 - The extension has been set back from the existing front elevation by approximately 1.5m
- 2 - The copper standing seam cladding has a horizontal arrangement (the final detailing of the cladding could be dealt with by a pre-commencement condition if the development is approved)
- 3 - The fenestration has been amended to include one vertical slot window on the front of the proposed extension, a corner window and another slot window on the side elevation of the proposed extension

Design, Scale, Layout and Visual Impact

6.18 Core Policy 11 of the JCS seeks to ensure that all new development respects and where appropriate positively contributes to the character and distinctiveness of the district's unique built and natural heritage. Development is also expected to respond sympathetically to the site and its local context and to be well-integrated in terms of access and functionality with the surrounding area. These objectives are also reflected in Policy ST3 of the existing Local Plan.

6.19 The dwellings along this stretch of Lewes Road have a mixed character, with a number of properties benefiting from modest single storey additions; therefore the introduction of a modest single storey side extension is considered acceptable in principle.

6.20 Policy RES13 of the LDLP requires extensions to be subservient to the main dwellinghouse. Although the proposal is for a single storey extension, therefore will not be as dominant as a two storey extension, the original submission lacked a sufficient set back from the front elevation of the original dwelling, this together with the overly long and unbroken south-west elevation would have appeared incongruous within the street scene.

6.21 Following the submission of amended plans and discussions with the Councils Design and Conservation Officer it is considered that the proposed amendments address the original concerns raised and that the amended scheme can be supported subject to some conditions relating to materials.

NEIGHBOUR AMENITY

6.22 The proposed extension will be set in from the side boundary by at least 1m to the rear of the extension and at least 1.8m to the front of the extension. The nearest neighbour to the south of the application site is Old Malt House.

6.23 Although the revised scheme would allow for a slot window to be located on the side elevation of the extension and therefore face towards the neighbouring property (Old Malt House), this window is narrow and will be set in from the shared boundary by at least 1.5m. Notwithstanding this the neighbouring dwelling is set in from the boundary by at least 5m, therefore the proposed window is considered to have an acceptable separation distance to avoid any direct overlooking.

6.24 The proposed extension is single storey and will not overshadow the neighbouring property nor will it appear dominant or overbearing.

ACCESS AND PARKING

6.25 Access to the site is off the Lewes Road (B2192) which is the principal road serving Ringmer village and the Broyleside, this road runs from the A26 at Earwig Corner through Ringmer village and the Broyleside north-eastwards towards Heathfield and the Weald.

6.26 The proposed development does not seek to alter the existing access arrangements; however permission is sought to alter the existing parking arrangements.

6.27 The application seeks consent to erect a detached timber framed car port/garage to the rear of the site. The proposed garage is not visible from the public realm, therefore will have no impact on the existing street scene or the wider conservation area.

6.28 The detached garage will be situated close to the rear fence; however the addition of a catslide roof reduces the structures prominence when viewed from 8 Stephens Close. For this reason the proposed car port/garage is not considered to have an adverse impact on the amenities of the occupiers of 8 Stephens Close.

CONCLUSION

6.29 The proposed works have been well designed ensuring that the new extension does not appear dominant or out of keeping with the existing street scene. The works are not considered to have a detrimental impact on the visual and residential amenities of the surrounding area.

7. RECOMMENDATION

Planning permission is granted

The application is subject to the following conditions:

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

2. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

INFORMATIVE(S)

1. 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.

2. 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.aspx>

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Floor Plan(s)	23 August 2017	10 REV:B
Proposed Layout Plan	23 August 2017	09 REV:A
Proposed Elevation(s)	21 August 2017	13 REV:A
Proposed Floor Plan(s)	21 August 2017	11 REV:A
Proposed Block Plan	21 August 2017	02 REV:A
Proposed Roof Plan	21 August 2017	12 REV:A
Proposed Elevation(s)	21 August 2017	14 REV:A
Location Plan	2 May 2017	01
Existing Layout Plan	2 May 2017	03
Existing Floor Plan(s)	2 May 2017	04
Existing Floor Plan(s)	2 May 2017	05
Existing Roof Plan	2 May 2017	06
Existing Elevation(s)	2 May 2017	07
Existing Elevation(s)	2 May 2017	08
Proposed Elevation(s)	2 May 2017	15
Proposed Floor Plan(s)	2 May 2017	15
Proposed Roof Plan	2 May 2017	15
Additional Documents	2 May 2017	MATERIAL SPECIFICATIONS
Additional Documents	2 May 2017	MATERIAL SPECIFICATIONS
Additional Documents	6 July 2017	HERITAGE SIGNIFICANCE