

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AL/44/22/HH

LOCATION: Norton Farm House
Norton Lane
Norton
PO20 3NH

PROPOSAL: Installation of glazed link to garage and alterations to existing fenestration/openings. (This application may affect the character and appearance of the Norton Lane, Norton Conservation Area and a Listed Building.)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks a glazed link which will join with an existing detached garage plus other changes.. There will also be alterations to the fenestration. The application is only for the link and not the garage which has not been built in accordance with the relevant planning approval.
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RELEVANT SITE HISTORY

AL/85/21/PL	Subdivision of existing building to create 2 bedroom dwelling, construction of detached garage/workshop, external & boundary works. This application affects the setting of a listed building, affects the Norton Lane/Norton Conservation Area & is in CIL Zone 3 & CIL Liable as new dwelling.	Refused 26-08-21
AL/86/21/L	Listed building consent for the subdivision of existing building to create 2 bedroom dwelling, construction of detached garage/workshop, external & boundary works.	Refused 23-08-21
AL/34/20/PL	Sub-division of existing building to create 1 NO. 1- bed dwelling & construction of 4 bay oak framed outbuilding as a garage. This application affects the character & appearance of the Norton Lane, Norton Conservation Area & affects the setting of a Listed Building.	ApproveConditionally 30-07-20
AL/35/20/L	Listed building consent for the sub-division of existing building to create 1 No. separate 1-bed dwelling & construction of 4 bay oak framed outbuilding as a garage	ApproveConditionally 30-07-20

room & garage/workshop.

REPRESENTATIONS

Aldingbourne Parish Council - objection.

- Out of character within the setting of a listed building, and is overdevelopment of the site (ANDP H3, EH8, & EE7).
- The roof light design impacts on dark skies area (EH10). This is not an extension of the building but a new development in its own right and is linked to a building that is subject to enforcement by ADC.
- The alterations to fenestrations/openings are not in keeping with the character of the building.

4 letters of objection from nearby occupiers

- Why is there no listed application.
- The link is to a building that which does not have planning permission.
- It will allow more light pollution.
- Further windows and door will impede on my privacy.
- Not in keeping with the Grade II listed building.
- Overdevelopment.

Comments noted and addressed in the conclusion. A listed application will need to be submitted prior to any works taking place.

H3 is not relevant as it relates to Housing density and no new house is proposed. Policy EE7 is not relevant as it relates to the re-use/conversion of buildings for business and recreation. Permission has already been approved for its use as a dwelling. EH8 relates to non-designated heritage assets - Schedule D makes reference to Norton House (not Norton Farm House) and Schedule E does not add any new buildings/areas in Norton Lane.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Outside built up area boundary
Grade II Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DSP1	D SP1 Design

DDM4 D DM4 Extensions&alter to exist builds(res and non-res)

[Aldingbourne Neighbourhood Plan 2019-31 Policy EH1](#) Built up area boundary

Aldingbourne Neighbourhood Plan 2019-31 Policy EH10 'Unlit Village' status

Aldingbourne Neighbourhood Plan 2019-31 Policy EH9 Conservation areas

Aldingbourne Neighbourhood Plan 2019-31 Policy EH8 Buildings and structures of character

PLANNING POLICY GUIDANCE:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, D DM4, HER DM1 and HER DM3 of the Arun Local Plan and the Arun Design Guide.

Aldingbourne has a made Neighbourhood Plan with policy EH1, EH8, EH9 and EH10 of relevance.

The proposal does not comply with EH1 being located outside BUAB (Countryside). However, "the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements" so will be acceptable.

The property is attached to Norton Farm House and is listed and falls in the Norton Conservation Area. Listed Building Consent needs to be obtained prior to any works taking place to the property.

DESIGN AND VISUAL AMENITY

The site is set back from Norton Lane and views are restricted from this elevation. The glazed element will be partially visible from the rear of Old Dairy Lane which is a private access road.

The application seeks a glazed link from the western end of the single storey dwelling which will join with the eastern end of the detached garage which has been constructed. The link appears well integrated and being glazed and minor in size does not have a dominating impact.

It is recognised that the garage structure in which the glazed link will join with is not built-in accordance plans. This application approves only the fenestration changes and the glazed link and does not relate to the garage structure.

The main building will also include some internal changes and externally will result in the alteration of 2 windows to doors and the alteration of a solid timber door to a glazed folding door. The alterations from windows to doors would result in the openings being larger than existing although feature timber frames and results a minor external change, maintaining the existing brick quoin detail around the openings.

The alteration of the solid timber door to a glazed door will result in the loss of fabric which is in keeping with the building and area. French doors would be better, but they are replacing a large opening, so it is acceptable in this case. The Design Guide states, 'Taking a simple and unobtrusive form which does not overpower the existing or neighbouring properties, while taking the opportunity to incorporate innovative design if appropriate'. Responding to existing elevations through the size and positioning of doors and windows.' The proposal complies with the guidance. The remaining changes to the fenestration are within the existing openings and appear acceptable in design.

The proposal also seeks the addition of rooflights. This will consist of 3 large rooflights to the flat roof of the building and 3 smaller windows to the roof slope. The largest rooflights due to their siting above floor level are not visible from the street scene although the smaller will be from the southern elevation.

The proposal would not result in adverse harm upon the appearance or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The glazed link will have a width of 1.5m and a height of 2.3m which will meet in line with the eaves of the main dwelling. The glazed link would not result in adverse overbearing or overshadowing as a result of its location, away from neighbouring properties and its size and design being glazed in appearance.

No additional doors or windows will be constructed with the changes to existing openings and the alterations would not result in additional overlooking. The rooflights due to their height above finished floor level will not result in adverse views.

The parish have noted the dark skies will be affected under policy EH10. The proposal is in existing residential use and the addition of a minor glazed link and additional rooflights would not give rise to a significant increase in lighting, additional to that which is already achieved. The floor plan demonstrates that direct access between the garage and dwelling is not achievable and light spillage from the dwelling would not be visible from the glazed link.

The proposed development is minor in nature and would not result in adverse harm upon amenity in accordance D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON HERITAGE ASSETS

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance. Norton Farm House is identified as being a late C18, two storeys (and attic), detached house. It is faced with flints with red brick dressings and quoins with a tiled roof. There is an earlier wing at the back of the house along with a modern late C20 extension as well. It is of aesthetic significance. The house is located within the Norton Conservation area which has an informal rural character with materials such as brick and flint being prevalent in the street scene.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal involves minor alterations to the fenestration which will not result in harm to the appearance of the building. Due to the material of the link addition, being glazed, it allows views between the structures and reduces its impact upon the building and does not significantly detract from the visual appearance of the listed building. Views of the addition from the wider Conservation Area are also limited, only achievable from the rear of a private access road.

The proposal will not result in harm upon the significance of the heritage asset in accordance with HER DM1 and HER DM3 of the Plan. The proposal also accords with EH9 of the Aldingbourne NP as it preserves the appearance of the Conservation Area and does not relate in harm to the heritage asset. A

listed application does need to be submitted and will undergo a further assessment of the developments impact upon the heritage asset.

SUMMARY

The proposed development accords with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans

- Location and Block Plan - 2122-EX-000
- Proposed Site Plan - 2122-PR-001
- Proposed Elevations - 2206-00-201
- Proposed Elevations - 2206-00-200
- Proposed Floor Plan - 2206-00-100
- Proposed Roof Plan - 2206-00-101

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 INFORMATIVE: Listed Building Consent needs to be obtained prior to any works taking place to the property. This application only relates to the glazed link and alterations to the building and does not authorise the outbuilding attached to the garage.
- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.