AL/46/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Proposed renovation of existing outbuildings and proposed new link block from main house. Whitemill House, Slindon Bottom, Slindon

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal involves conversion of outbuildings to playroom/kitchen/staff accommodation and office and a single storey link extension to main dwelling comprising 2 bedrooms and a dining room.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected
BOUNDARY TREATMENT	To road frontage 4m Leylandii. Trees to rear boundary to driveway 3m Leylandii.
SITE CHARACTERISTICS	The existing buildings to the rear of the site are utilised for storage. Existing barns single storey to rear. 1½ storeys to end. Flint faced buildings, clay tiles. Property 2 storey. Rendered elevations. Plain tile roof Single storey garages with plain tile roof at end of drive. Existing hard wood windows in elevation. Dark colour.
CHARACTER OF LOCALITY	Predominantly rural. Characterised by paddocks/open fields opposite site and some detached dwellings fronting adjoining roads of low density and varying design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/100/88	Change of use from private residential to guest house with 2 storey extension for dining room and en suite bedroom and connection to main road sewer.	Approved Conditionally 07.11.88
AL/66/91	Proposed renovation, conversion and extensions to existing outbuildings for 6no. additional guest rooms and 1no. staff room, reception and office.	Approved Conditionally 20.05.92

AL/46/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highway Officer	No objection
~~Conservation Officer~~	
Sussex Downs Conservation Board	No objection in terms of visual impact, provided materials are conditioned. The principle depends on current permitted use of the building. If this is a guest house then there would be an objection to the loss of tourist accommodation, irrespective of whether buildings have ever been used as such. If previous use has expired then no objection would be raised provided it is conditioned to permit establishment of an independent dwelling.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Area Special Control for Adverts

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1
Arun District Local Plan : GEN3, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPS 7 - Sustainable Development in the Countryside

POLICY COMMENTARY

The above policies combine to outline the relevant development control criteria against which the application will be assessed particularly with regard to visual and residential amenity and the character of the area.

COMMENT ON CONSULTATION RESPONSES

The 1988 permission for extension was implemented in as much as the building works were carried out in the dwelling, but the use as a guest house was never undertaken and the current occupiers have only ever utilised the property as a single residential dwelling. Even if

AL/46/07

COMMENT ON CONSULTATION RESPONSES

the guest house had operated previously the Local Planning Authority could not insist that it was used as such. The development is therefore considered as conversion and extensions to the building complex for single residential occupation.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that there would be no materially adverse effect on either the character or appearance of the area or residential amenity.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed renovation of the outbuildings would be acceptable. Their appearance would not be significantly altered and their historic character would be retained. Use as part of the existing residential dwelling would not adversely affect the rural character of the area and the alterations would be sympathetic to the setting in terms of form, bulk and visual design. Elements of the buildings are of architectural or historic interest and these would not be adversely affected.

The extension would be single storey and constructed of second-hand clay tiles and dark oak or black shiplap and flint to match the existing buildings. It would therefore be visually subservient to the main building and would have no adverse overshadowing, overlooking or overbearing effect on neighbouring properties. The link would be contained between two existing buildings on the site and a significant distance from site boundaries. Its design and size would ensure that visually it is integrated with the existing buildings on the site and compatible with its rural setting.

The application is therefore recommended for approval subject to the conditions set out overleaf.

RECOMMENDATION

Application Ref: AL/46/07/

1 **To Addressee**

2 **Site Address**

Whitemill House
Slindon Bottom
Slindon

3 **Description of Development**

Proposed renovation of existing out buildings and proposed new link block from main house.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Whitemill House as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

CONDITION 3 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 4 The new joinery work shall match exactly the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH1

LOCAL PLAN: GEN3,GEN7DEV19

NATIONAL POLICIES: PPS1,PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs A Gardner