PLANNING APPLICATION REPORT

REF NO: **B/7/10/**

LOCATION: 82 & 83 Burpham
The Street
Burpham

PROPOSAL: Re-instate two semi-detached cottages into one single dwelling and extend this by adding a self effacing single storey oak framed extension linked by a glass walkway

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the demolition of a detached brick outbuilding, a glass house and various timber sheds and the erection of a single storey half-hipped extension to the rear of the building which would measure approximately 6 metres in width by 4.9 metres in depth and 5.4 metres to width height with an attached lean-to plant room measuring approximately 1.1 metres in width by 2.3 metres in depth and 2.6 metres in height. The extension would be attached to the existing building by way of an approximately 2.6 metre high L-shaped glazed link.
SITE AREA	Approximately 865 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1 metre high flint and brick wall to the front of the dwelling which steps up to approximately 1.5 metres high to the western side boundary and a similar height brick wall on part of the eastern boundary where the elevation walls of outbuildings form part of the border and there is also hedging of various heights. The rear boundary is marked by further hedging and sections of approximately 1.2 metre high timber post and rail fencing.
SITE CHARACTERISTICS	The site is occupied by an L-shaped Grade II Listed Building which has flint and brick elevation walls with additional timber framing to the rear elevation. The roof is gable ended and is clay tiled although immediately above the eaves there is a course of Horsham slabs. There are six brick buttresses, all of which extend to eaves height, to the front elevation. The building is currently divided into two separate dwellings, each has a timber door with a tiled

lean-to porch to the front. There are two chimneys on the western roof slope and two more centrally positioned straddling the ridge of the roof. There are a number of detached outbuildings to the rear, most of which are timber but there is also a glasshouse and a small brick structure.

CHARACTER OF LOCALITY

The site is located on a rural road which is characterised well spaced residential development, which comprises largely of historic flint walled buildings. Those on the east side of the road are generally set back from it with grass banks to the front and have flint boundary walls.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Burpham Parish Meeting

BURPHAM PARISH MEETING: Mr. Lay has consulted with Burpham Parish Meeting about the development of the two cottages since he bought them. He has also discussed the renovation with his immediate neighbours. We are all happy with his proposed work to make them into one cottage.

TWO LETTERS OF OBJECTION (FROM ONE ADDRESS): Proposed roof lights will upset the fabric of the existing roof and cause a loss of privacy. The glazed walkway looks unsophisticated. Concern over the height of the extension which would be above the eaves and highly visible. A flue has the potential to cause fumes in our direction. The plant room could potentially house noisy machinery. The extension is oversized and should not be needed as the conversion from two dwellings to one should create ample living space.

ONE LETTER OF SUPPORT: Care and attention has been paid to the history of this property. Pleased to see the front elevation remains relatively unchanged.

Comments on Representations received:

Noted. The roof lights would be set approximately 2.3 metres above the floor level of the bedroom and en-suite facility they will serve and, as such, it is not considered they have the potential to allow for direct overlooking. The roof of the extension would slope away from the boundary with Burpham House and it is considered this will minimise its impact. Potential noise and air pollution would be a matter for Environmental Health rather than planning. The County Architect has noted the size of the extension but judged it, and the design, to be acceptable. The glazed walkway enables the extension to be added without attaching directly to the original walls of the Grade II Listed Building and this would help prevent damage to the original fabric of the building.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

COUNTY DESIGN: The building was originally a 16th Century house that was subdivided into two agricultural workers dwellings. The glazed link to the rear extension does not physically

harm the fabric of the Listed Building. The rear extension, although large, does not adversely affect the Listed Building.

ARCHAEOLOGY: Although there is artefactual evidence in close proximity to the site (medieval, Roman and prehistoric) I consider that any ground disturbance can be taken as de minimis and that a condition for recording and monitoring any groundworks would not be justified. However, in terms of the proposed structural alterations to the listed building I consider that these fall within the provisions of PPS5 and that in line with policy HE6 the applicant should provide an appraisal of the impact of the proposed alterations, carried out by an appropriately qualified historic buildings surveyor (with a proven track record in historic Sussex buildings), to enable the planning committee to determine the application fully understanding the impact of the proposals and, if necessary impose a condition to record any historic fabric during the process of the alterations(PPS5 policy HE12).

CONSERVATION AREA ADVISORY COMMITTEE: No comment.

Comments on Consultation responses:

Comments noted. The County Archaeologist has not requested a preliminary appraisal for this proposal.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area
South Downs National Park
Within Conservation Area
Grade II Listed Building
Class C Road
Public Right of Way (to rear)

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment
PPS7	Sustainable development in rural areas

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity and the impact upon the character and appearance of the surrounding Conservation Area and the setting of the Grade II Listed Building.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

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 proposal would result in the existing building becoming a single detached dwelling. The County Architect has stated that the building was originally a single dwelling before subdivision to provide accommodation for agricultural workers and, therefore, it is considered the proposed use would respect the history of the building. Further, the site is within an area that it characterised by low density, predominantly detached, housing and as such it is considered the proposed de-intensification of use would be in-keeping with the spatial characteristics of the surrounding area.

The proposal would involve extensions to the Grade II Listed Building that would be to the rear of the building and would not be visible from the front as they are single-storey. It is therefore considered that the valued character and appearance of the surrounding Conservation Area would preserved and may also be enhanced by the general renovation of the currently vacant building.

The proposed extension is considered to relate sympathetically towards the existing building in terms of design and scale. Although fairly large, it is considered that the extension would appear subservient to the existing building due to it being of smaller proportions, particularly in height. The design is considered to compliment the existing building in using a pitched roof with gable end whilst the use of timber framing would integrate well with the timber frames on the existing rear elevation of the building.

It is considered that the proposal would not result in harm towards the residential amenities of neighbouring residents. It is noted that there are roof lights on the western roof slope that face towards Burpham House, however, at approximately 2.3 metres above floor level, it is considered that they would not allow for intrusive views into the neighbouring property. In addition, new windows at ground floor level would have views towards neighbouring properties interrupted by existing site boundary treatment whilst all new windows at first floor level would face towards the

far end of the garden which backs onto woodland.

Further, the proposed extension is single-storey in height and the roof would pitch away from the boundary with Burpham House, which is the nearest neighbouring property. It is considered that this will prevent the proposed extension from appearing overbearing or causing unacceptable levels of overshadowing.

It is therefore recommended that the application is approved, subject to the following conditions.

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 This permission relates to the following approved plans:-

1021721/PL01 REV 00; 1021721/PL02 REV A; 1021721/S01 REV00; SECTION BB: All plans date stamped 29 APR 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 No development shall take place unless and until details of the construction and operation mechanism, sections and schedule of materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity of the surrounding Conservation Area and the character and appearance of the Listed Building policies GEN7 and AREA2 of the Arun District Local Plan.

4 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amendd) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

5 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 the character and appearance of the surrounding Conservation Area or the setting of the Grade II Listed Building and would not be harmful towards residential amenities and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS5, PPS7

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