

Recommendation Report for Planning Permission**REF NO:** CL/4/12/**LOCATION:** 172 The Street
Clapham**PROPOSAL:** Alterations and extension to form garage. This application lies within the South Downs National Park Authority.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes upwards from the highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Flint and brick walls to front and east side boundary, approximately 1.2metres in height. Timber gates existing to driveway and pathway leading to the dwelling.
SITE CHARACTERISTICS	Semi detached 2 storey Grade II Listed Building. Flint and red brick quoins, bay window to front and stone quoins. Slate 1/2 hip to gable roof. 2 storey modern addition to east side of dwelling with glazed link section and red brick quoins and render to elevations. Garage door to front elevation of side addition.
CHARACTER OF LOCALITY	Clapham Conservation Area. Mix of modern and historic buildings within the locality. Narrow lane with no formal verges as property boundaries abut the highway.

RELEVANT SITE HISTORY

CL/4/01/	Construction of shed in place of former greenhouse	Approve Cond 13-07-2001
CL/5/01/L	Application for Listed Building Consent for the construction of a shed utilising the base walls of a former greenhouse in the garden of the property	Approve Cond 13-07-2001
CL/5/12/L	Applicaton for listed building consent for alterations and extension to form garage. This application lies within the South Downs National Park Authority.	Refused 27-03-2012

REPRESENTATIONS

Representations received:

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Listed Building Officer

Consultations responses received:

LISTED BUILDINGS ADVISOR:

The listed building is a modest semi-detached cottage of modest scale, but of good distinctive character with a half-hipped roof to front, a small gable and porch to side and lattice windows. As a pair, the buildings appear complete and cohesive with a strong amenity value that is seen from the road and as such is of importance to the conservation area and the SDNP more generally.

The subject building has already witnessed growth to the rear, which includes a large kitchen extension to the side. This appears overly high as viewed from the road, its eaves level matching that of the heritage asset. To the rear there is a store room with a (rather inappropriate) crown roof. Whilst the main addition is quite large and clearly visible, it is set back and does not overly interfere with the appreciation of the heritage asset. This is partly due to the simplicity of its primary elevation.

The proposed single storey addition to the front of this building is problematic on a number of levels. Its design is particularly harmful as it does not harmonize well with the existing addition and therefore looks incongruous. The new building appears merely attached in this respect when it should really read as being integral with the extension and sit comfortably within its siting. As such it would be considered a distraction to the appreciation of the listed building. Para 178 of English Heritage guidance for PPS5 is quite clear about such design requirements:

178. The main issues to consider in proposals for additions to heritage assets, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an assets significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

Related to this, is the scope of the proposal which is also an issue as the listed building (and its plan) would begin to sprawl within the site. Single storey extensions to both the south and north would confuse the simple relationship of the two principal building elements. This would result in an overly complex group which is detrimental to the simple form of the listed building, but also its setting. This is not acceptable. Para 121 of English Heritage guidance for PPS5 comments on design and setting:

121. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials. This does not mean that new buildings have to copy their older neighbours in detail, but rather that

they should together form a harmonious group.

The other main issue with this scheme is justification. The building has already been extended to provide a garage and whilst this may not have been used for its purpose, under the terms of PPS5 this does not justify further growth that would prove damaging to the heritage asset and its setting.

Comments on Consultation responses:

Comments noted and agreed.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building
Conservation Area
Outside the built-up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC2	South East Plan- Policy C2 The South Downs
Arun District Local Plan:	GEN3 GEN7 DEV19 AREA2	Protection of the Countryside The Form of New Development Extensions to existing residential buildings 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, the impact upon the Listed Building together with the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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.

LISTED/CA

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any

features of special architectural or historic interest which it possesses."

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 seeks permission for a single storey extension to provide a garage to the front of an existing modern addition to the property. The original building has been extended with a two storey element to the east side of the dwelling. Whilst this addition is large, it does respect the original dwelling by reason of its siting and simple appearance as well as remaining subservient to the historic asset.

The introduction of the garage extension however would conflict with this design in that the addition does not relate sympathetically nor appear as an integral part of the building. As such it would result in an incongruous addition to the building by reason of its design and forward projection, detracting from the setting and appreciation of the historic building. In addition, the prominent siting and unsympathetic design fails to preserve or enhance the appearance of the Conservation Area, conflicting with the objectives of this designation.

In terms of the setting of the site within the National Park the extension, the proposal being for a single storey extension means that it would not conflict with the statutory purposes of the National Park under section 61 of the Environment Act 1995 namely (1) Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park; (2) Promoting opportunities for the understanding and enjoyment of the special qualities of areas by the public.

In-line with the Listed Building Advisors comments, the application is recommended for refusal for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed addition by reason of its design and forward projection does not harmonise with the existing addition to the property, appearing as an incongruous feature which distracts from the appreciation of the historic asset and the wider Conservation Area. The proposal therefore conflicts with Planning Policy Statement 5 (PPS5) 'Planning and the Historic Environment', policy BE6 of the South East Plan and GEN7 and AREA2 of the Arun District Local Plan.