

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

REF NO: CM/76/21/HH

LOCATION: 1-2 Kents Dairy Cottages
Brookpit Lane
Climping
BN17 5QU

PROPOSAL: Erection of single storey detached timber-framed garage. (This application may affect the setting of a listed building).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Erection of timber garage on separate parcel of land to the north of property. The garage will measure 6m by 6m.

REPRESENTATIONS

None

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Conservation Officer - No harm to significant of heritage asset.

The proposal is for the erection of single storey detached timber-framed garage in a parcel of land to the north of the cottage. This parcel of land is already used for parking two cars and is slightly separated/set back from the Listed Building.

The garage itself appears to be a simple design which is reflective of both the cottage and other buildings in the local area. The use of clay tiles and timber which will be left to weather naturally will be suitable for both the listed building and the rural context in which the building is located.

I note from the plans that the existing attractive flint walling within the grounds, which separates the house from the area of land identified for the proposed garage will remain. This helps to ensure that this parcel of land is somewhat separated from the elevation of the cottage. The existence of various shrubs/trees will also help to both screen and soften the impact of the garage when it is newly completed. Therefore, the proposal seems to be acceptable and not cause harm.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

2km Buffer Zone SSSI

Outside of Built Up Area Boundary.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings

Clymping Neighbourhood Plan 2015 Policy CPN11 Quality of Design**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

Policy C SP1 related to development within the countryside and states that development will only be permissible, amongst other things, when it is for quiet, informal recreation or it is in accordance with other policies in the plan relating to specific types of development.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Clymping has a made neighbourhood Plan, Policy CPN 11 relates to the Quality of Design. It states proposed development must be of high quality of design and protect and enhance local character as assessed by the Clymping Character Assessment.

DESIGN AND VISUAL AMENITY

It has been proposed to erect a timber clad garage with a reclaimed clay tiled roof measuring 6m by 6m. The garage will be located to the north of the host dwelling in a parcel of land separated by low level flint walls. The area is currently used for the parking of cars. The site has a good coverage of mature planting.

The scale, design and use of traditionally rural materials will sit comfortably within this area and be in keeping with the rural nature of the host dwelling. It will be positioned behind the host dwelling and includes the retention of the flint wall separating the parcel of land from the property, this will distance the garage and thus it will be subservient to the host dwelling.

It will be visible from the private track however given its distance back from the track and the mature hedging/planting on site it will not adversely affect the composition or appearance of the street.

Given its modest size and location, the proposal will not result in adverse harm to the character of the area and is in accordance with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The overall ridge height of the proposed garage will be 4.3m. It has a simple design with a single

pedestrian door and 2 pairs of double garage doors facing the west. It will be positioned to the north of the host dwelling. To the east and north of the garage is farmland, to the west the access track.

It is therefore considered that given its remote positioning away from other dwellings and its appropriate scale that it will not overbear nor overshadow other properties.

EFFECT ON HERITAGE ASSET

1-2 Kents Dairy Cottages is a Grade II Listed Building, which could date back as far as the C.17. It is two storeys with flint and brick elevations under a thatched roof, sitting in approximately 0.5 acre of grounds. It was originally a timber-framed building, the interior clearly displays this, and part of the rear wall survives within the present house. Much of the timber framing was later replaced by rubble with brick dressings, and the house was extended southwards to include an area which currently provides the kitchen.

The garage will be located some 20m east of the access track and approximately 9m away from the listed dwelling. There is mature planting/hedging within the site so that views of the garage from the track, although possible will not overly dominate the street scene not the host dwelling.

As a garage the structure will play a subservient supporting role to the primary dwelling. To retain this use, a condition will be added to the decision so that conversion of the structure for any other use not ancillary to the dwelling, would need the written consent of the local authority.

The garage will not cause harm to the significance of the listed dwelling, as the spatial composition of the site will be retained in accordance with HER DM1 of the Arun Local Plan, and the NPPF.

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.

CIL DETAILS

This application is CIL Liabie therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 Plan
- Block Plan
- Plans and Elevations
- Heritage Statement

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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 1-2 Kents Dairy Cottages as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 and HER SP1 of the Arun 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.

- 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.