

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

REF NO: LY/14/25/HH

LOCATION: Ubuntu
Priory Farm
Station Road
Arundel
BN18 9PH

PROPOSAL: Single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Lyminster and Crossbush Parish Council - No response received.

No representation received by nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

South Downs National Park - No comment.

Network Rail - No response received.

Conservation Officer - Priory Farmhouse (formerly listed as Priory Farmhouse, incorporating remains of Calcetto Priory) is listed at Grade II*. Queen Adelisa, widow of Henry I, who later married William de Albini, Earl of Arundel, founded a small house here for Augustinian Canons sometime before 1151. Dedicated to St Bartholomew, it became known as the Priory de Calceto, or Priory of the Causeway. The priory was suppressed by Cardinal Wolsey in 1524.

According to the listing description, part of a square tower survives and now forms the farmhouse. This is a square 13th century building of stone rubble and flint with red brick dressings, featuring two stone buttresses on the south west side. It has a pyramidal tiled roof and casement windows beneath a pentice roof. The building derives its significance from its architectural and historical interest.

If the barn stood within the grounds of the listed Priory Farmhouse at the time the farmhouse was first statutorily listed, it is likely to be considered curtilage listed. In that case, Listed Building Consent would be required for the proposed works. If, however, it is determined that the barn is not a curtilage listed building, it may still be considered a non designated heritage asset.

The Proposal

The proposal is for a modest single storey extension which, in principle, appears acceptable in this location. Its siting and scale ensure that it remains subservient to the host building, and the intention to use a lightweight structure with generous glazing is appropriate in concept. However, the detailed design raises concerns. The proposed rooflights are disproportionately large, and the use of uPVC windows and doors is not supported. Standard modern rooflights are also unsuitable. Windows and doors should be timber, and any rooflights must be of a heritage type set flush with the roof slope to minimise visual impact.

Overall, while the principle of a modest single storey extension is supported, the current detailing is problematic. The scheme should be revised to ensure the extension preserves the character of the building and achieves the least possible impact.

POLICY CONTEXT

Adjacent to a Grade II* Listed Building.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached dwelling, accessed via a driveway with an outbuilding in the rear garden. The proposal is for a single storey rear extension that would not be visible from the street scene.

The extension would square-off the rear of the property, extending 6m towards the north western flank and 3.3m towards the rear (south western) elevation, in line with the guidance set out in the Arun Design Guide (ADG). The roof would be hipped, have a ridge height of 3.35m and would incorporate four roof lights (of a heritage type, set flush with the roof slope), two on both the south west and north east roof slopes. The extension would be open and lightweight in character, with generous glazing, appropriate for its location and purpose. The extension would be a subservient addition, in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed extension would be sited at the north west corner, squaring off the rear elevation. The

extension would be screened entirely from the Priory Farmhouse to the north, which is the only neighbour, and would be set approximately 22m away from the Priory Farmhouse. The proposal would not result in any overbearing or overshadowing impacts on neighbours.

The proposed fenestration would provide an outlook into the host dwelling's rear garden and summerhouse, not resulting in any impact to neighbouring amenity.

The proposal is in accordance with Arun local Plan policies D DM1 and D DM4 in regard to neighbouring amenity.

HERITAGE

The application site is adjacent to a Grade II* Listed Building and could itself be considered curtilage listed if it were on site when the Farmhouse was listed, and constructed from the same materials. As such, consideration must be given to the potential impact on the setting of the listed building, so the proposal needs consideration under Arun Local Plan policies HER DM1 and HER SP1 and the National Planning Policy Framework (NPPF).

Paragraph 208 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The extension would be erected at the rear of the property, not viewable from the highway or the Listed Building to the north (the designated heritage asset) and would not detract from the significance of the building or its historic character. The significance of the listed Priory Farmhouse derives from its architectural and historical interest, neither of which would be harmed by the extension at Ubuntu by virtue of its siting and scale.

The proposals would have a neutral impact upon the significance of the listed building, in accordance with design and heritage policies HER DM1 and HER SP1 of the Arun Local Plan, and the NPPF. The development would not result in harm to the significance of the heritage asset.

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

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 not CIL liable.

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.
Proposed Floor Plans, Roof Plans and Elevations.
Biodiversity Enhancement Statement.
Design, Access and Heritage Statement.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The rooflights within the roof slopes of the extension hereby approved shall be of a heritage type, set flush with the roof slopes.

Reason: In the interest of visual amenity and character of the locality, in accordance with Arun Local Plan policies D DM1, D DM4 and HER SP1.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.