

PLANNING APPLICATION REPORT**REF NO:** **WA/62/09/****LOCATION:** Little Box Cottage
 The Green
 Walberton**PROPOSAL:** Alterations to existing annexe and construction of new glazed link to cottage**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.18 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mature trees and hedging surround the perimeter of the site.
SITE CHARACTERISTICS	The site is a semi-detached two storey dwelling with white painted elevations, timber casement windows and a thatched roof, and is a Grade II Listed Building. The single storey annex building has a slate roof, and a combination of rendered, brick and stone faced elevations with brick quoins.
CHARACTER OF LOCALITY	The site lies within the Walberton Green Conservation Area, which is predominantly of properties of a traditional style, however there are more modern dwellings to the east of the site.

RELEVANT SITE HISTORY

WA/50/07/	Erection of new oak framed & weatherboarded garage/barn to replace existing dilapidated timber structure. New building will be smaller footprint & 1.5 storeys with storage on the first floor	Approve Cond 25-07-2007
WA/51/07/CA	Application for Conservation Area Consent for demolition of existing timber outbuilding (Within the Walberton Village & Walberton Green Conservation Area)	Approve Cond 25-07-2007

WA/73/08/	Amendment to previously approved application WA/50/07 (oak framed garage/barn) - addition of 2 velux windows, external staircase and door	Approve 04-03-2009
WA/1/65	Outline application for dwelling and garage	Refused 11-02-1965
WA/12/75	Conservatory	Approve 26-02-1975
WA/35/76	Change of use from house to 2 dwelling units and conversion of out buildings to form 3 garages/stores	Approve Cond 04-08-1976
WA/36/76	Outline proposed dwelling with garage/store	Refused 11-08-1976
WA/41/79	Outline for conversion of house to form two dwelling units	Refused 12-09-1979
WA/37/81	Formation of singel dwelling inc rear extension to building formerly used in connection with adj property	Refused 13-05-1981
WA/132/81	Formation of single dwelling house including rear extension to building formerly used with adj property	Approve Cond 27-01-1982

REPRESENTATIONS

Representations received:

Walberton Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee:

No Comment

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

Grade II Listed Building

Within the Walberton Conservation Area

Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN2 GEN7 AREA2 DEV19	Built-up Area Boundary The Form of New Development Conservation Areas Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

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.

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 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

This application seeks to construct a glazed link between the main dwelling house and Little Box Cottage and its ancillary annex.

The proposed link would be of an irregular shape and would measure, at maximum, approximately 2.5m in length and 2.6m in width. Whilst the side elevations of the proposed link would be predominantly glazed, the roof would be of slate, to match that of the existing annex.

The proposed scheme also seeks to make alterations to the existing annex. This would include the renovation of the eastern and western elevations, and the introduction of a porch and gable over existing French doors on the western elevation, and some minor alterations to the existing fenestrational detail. A conservatory, which is in very poor condition, site on the southern elevation of the annex, is to be removed, and the wall re built with handmade bricks in Flemish bond with lime mortar; these materials are considered to be much more appropriate than the existing

cement-rendered wall.

It is considered that by reason of its scale, form, design and materials, the proposed link and alterations will not have a significant effect on the visual amenities of the locality, or the character and appearance of the Listed Building.

Much of the proposed development is to be located to the rear of the dwelling, and will not be readily visible from the surrounding Conservation Area, and as such is not considered to cause detriment to it.

The single storey nature of the proposed development is such that it is not considered to have a significant impact on the residential amenities of the occupiers of the neighbouring dwellings by means of being overbearing, or by giving rise to overlooking.

It is therefore recommended that the application be 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 No development shall be carried out unless and until samples of the slates and bricks to be used for the proposed development have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Little Box Cottage 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.

- 4 This permission relates to the following approved plans 1679/3, 1679/1 and 1679/2, received 20th October 2009.

Reason: For the avoidance of doubt and in the interests of amenity and the Conservation Area in accordance with policies AREA2 and GEN7 of the Arun District Local Plan.

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 visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, DEV19, AREA2, GEN2,

NATIONAL POLICIES: PPS1, PPG15

SOUTHEAST PLAN; BE6

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