

Report to	<b>Planning Committee</b>
Date	
By	<b>Head of Planning Services</b>
Local Authority	<b>Chichester District Council</b>
Application No.	<b>SDNP/16/05499/HOUS &amp; SDNP/16/05500/LIS</b>
Applicant	<b>The Barlavington Estate</b>
Application	<b>Removal of existing side extension and construction of a new two storey extension on a similar footprint.</b>
Address	<b>2 Sutton Hollow The Street Sutton RH20 1PY</b>

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**Recommendation:** That the application be approved for the reasons set out in paragraph 10 of this report.

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### **Executive Summary**

No 2 Sutton Hollow is a Grade II Listed semi-detached two storey dwelling located to the north of Sutton, within the South Downs National Park.

The proposal seeks planning permission and Listed Building consent for the demolition of the existing side extension and construction of a new two storey side extension, the extension will be approx. 0.7m wider than the existing extension and instead of a catslide roof it will include a bonnet hipped roof. The extension would read as a visually subservient addition and would not detract from the character and appearance of the Listed Building, ensuring that its historic character and integrity is preserved and it would conserve the natural beauty of the South Downs National Park. The extension would enable the removal of a bulky flat roofed dormer window on the side elevation of the building and provide a more visually harmonious addition in keeping with the historic character and appearance of the building. Removal of the existing extension will help with the structural stability of the property. The extension would be sited away from neighbouring properties and would therefore not impact on their amenity. Adequate mitigation has been provided to ensure that no harm is caused to trees on the site.

The proposal is therefore considered acceptable and is recommended for approval.

**Reason for Committee Referral:** Parish Objection – Officer recommends Permit

## **1 Site Description**

1.1 No 2 Sutton Hollow is a semi-detached two storey dwelling located to the north of Sutton, within the South Downs National Park. The property is Grade II Listed and is described in the list description as C18 or earlier cottage of two storeys with coursed stone with red brick dressings and quoins, with a hipped tiled roof.

1.2 No1 and No2 Sutton Hollow were originally built as a single cottage, but over time the building has evolved with extensions at either end. No1 includes a two storey extension and on No 2 there is a single storey cat-slide roof with a dormer addition.

## **2 Proposal**

2.1 The proposal seeks permission for the demolition of the existing side extension and construction of a new two storey side extension, the extension will be approx. 0.7m wider than the existing extension and instead of a catslide roof it will include a bonnet hipped roof. The eaves of the extension will be set lower than the host dwelling and on the rear elevation a conservation rooflight is proposed within the roofspace. It will also include the removal of the existing conservatory to the rear and various internal alterations including moving the kitchen into the new extension.

## **3 Relevant Planning History**

3.1 SN/08/02020/DOM - To demolish existing single storey South West addition and re-build as a two storey extension. Demolish existing porch and conservatory replacing with ground floor cat-slide extension. Front (roadside) elevations are to remain unaffected. New two storey extension to incorporate at ground floor level 1 no. new wc and kitchen, at first floor level 1 no. new bedroom and bathroom. New single storey rear extension to incorporate 1 no. new conservatory/breakfast room and living room. Internal alterations to existing house at ground floor level: Conversion of existing kitchen and dining room. Creation of new staircase within living room. Removal of existing bathroom for enlargement of north side living room. At first floor level, creation of 1 no. new bedroom and bathroom. REFUSE

3.2 SN/08/02023/LBC - To demolish existing single storey South West addition and re-build as a two storey extension. Demolish existing porch and conservatory replacing with ground floor cat-slide extension. Front (roadside) elevations are to remain unaffected. New two storey extension to incorporate at ground floor level 1 no. new wc and kitchen, at first floor level 1 no. new bedroom and bathroom. New single storey rear extension to incorporate 1 no. new conservatory/breakfast room and living room. Internal alterations to existing house at ground floor level: Conversion of existing kitchen and dining room. Creation of new staircase within living room. Removal of existing bathroom for enlargement of north side living room. At first floor level, creation of 1 no. new bedroom and bathroom REFUSE

3.3 SN/12/01407/LBCNP - Removal of existing side extension and construction of new two storey extension on similar footprint. Removal of conservatory to rear. Various internal alterations including the provision of a new staircase and associated works. REFUSE - Appeal Dismissed

3.4 SN/12/01434/DOMNP - Removal of existing side extension and construction of new two storey extension on similar footprint. Removal of conservatory to rear. Various internal alterations including the provision of a new staircase and associated works. REFUSE - Appeal Dismissed

3.5 SDNP/15/03261/HOUS - Removal of existing side extension and construction of a new two storey extension on a similar footprint. REFUSE

3.6 SDNP/15/03262/LIS - Removal of existing side extension and construction of a new two storey extension on a similar footprint. REFUSE

## **4 Consultations**

### **Parish Council**

4.1 This is a 2 bedroom cottage and should remain so. The Parish Council is concerned that a 2 bedroom cottage should be made larger, this is contrary to the aims and objectives of the SDNP policies. The traditional cottage scale and appearance is an important aspect and needs to be preserved. There have been 3 refusals of planning applications (2008, 2012 & 2015).

4.2 At present there is a catslide roof which is in keeping with a property of this age, there is a dormer window within this which is unattractive, but this can be replaced with one in keeping with the property.

4.3 It is regrettable to note that yet again supporting documentation of these further applications to extend this 2 bedroom listed cottage contain factual errors. Despite these, the previous objections made against this development remain unchanged, namely that the proposed development is contrary to the current listed and local plan policies and therefore the Parish Council does not support the application and recommend that the application should therefore be refused.

## **5 Representations**

5.1 No comments received

## **6 Planning Policy Context**

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for this area comprises the Chichester District Local Plan First Review (1999) and all made neighbourhood plans. There is no made neighbourhood plan for Sutton and Barlavington Parish at this time.

6.2 The relevant policies to this application are set out in section 7, below.

### National Park Purposes

6.3 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

## **7 Planning Policy**

### Relevant Government Planning Policy and Guidance

7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks. National Planning Policy Framework (NPPF)

7.2 The following National Planning Policy Framework policies have been considered in the assessment of this application:

The following National Planning Policy Framework policies have been considered in the assessment of this application:

National Planning Policy Framework: Core Principles, Section 7 (Good Design), Section 12 Conserving and enhancing the historic environment, and Paragraphs 17 (Sustainable Development) and 115 (Conserving the Landscape and Scenic Beauty of National Parks).

Sections 16, 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also relevant to the determination of the application.

#### Chichester District Local Plan 1999

7.3 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

7.4 The following policies of the Chichester Local Plan First Review (1999) are relevant to this application:

- BE4 - Buildings of Architectural or Historic Merit
- BE5 - Alterations to Listed Buildings
- RE1 - Development in the Rural Area Generally
- H12 - Replacement Dwellings and Extensions in the Rural Area
- BE11 - New Development
- BE12 - Alterations, Extensions and Conversions

#### South Downs Local Plan – Preferred Options 2015

7.5 The following policies of the South Downs National Park Local Plan - Preferred Options September 2015 are relevant to this application:

SD6 – Design

SD11 – Historic Environment

SD40 – Listed Buildings

SD45b – Extensions to existing dwellings, annexes and outbuildings

#### Partnership Management Plan

7.6 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

7.7 The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 9

## **8 Planning Assessment**

8.1 The main issues with this proposal are considered to be:

- the impact of the design and scale of the proposed extensions and alterations on the character and appearance of the dwelling
- the impact of the development on the amenities of the occupiers of the neighbouring properties
- the impact of the development on the character and appearance of the area
- the impact of the development on trees

- Parking and Access

The impact of the design and scale of the proposed extensions and alterations on the character and appearance of the dwelling

8.2 Policy BE4 of the Chichester District Local Plan 1999 states that the Local Planning Authority will place a high priority on the character and appearance of buildings of architectural and historic interest. Policy BE5 states that where listed buildings are to be altered or extended the design must be appropriate to the character of the listed building. Policy H12 relates to extensions in the countryside which must not detract from the rural character and appearance of the existing dwelling or its surroundings by virtue of scale, mass or design.

8.3 The proposed extension would replace an existing catslide addition with a large bulky dormer window on the southern elevation of the building. The extension following negotiations would now read as a visually subservient addition and would not detract from the character and appearance of the property. It is noted that the extension would enable the removal of a bulky flat roofed dormer window on the side elevation of the building and provide a more visually harmonious addition in keeping with the historic character and appearance of the building, this accords with the appeal decision and the Inspectors comments regarding the dormer as 'a large, unattractive feature and its removal would be a significant improvement to the current appearance of the building.'

8.4 The extension, by reading as a smaller more visually subservient addition to the extension to No1 Sutton Cottage ensures that the evolution of the building is still read, as the division of the farmhouse into two units represents a significant phase in the buildings evolution, and a change from a farmhouse to a tenanted, probably agricultural works estate property. The unequal division of the original building resulted in two extensions either side, and the respective size of the extensions are indicative of the division of the original property, off-centre with a flying freehold formation.

8.5 The removal of the existing extension would also help with the structural stability of the property, this was an issue which was raised at appeal with the Inspector highlighting that 'there is a clear and immediate need for structural works to the cottage.' With the application details of this have been provided to demonstrate that the existing structure could not be stabilised and that the construction of a replacement single storey extension would provide stabilisation and ensure the retention of the historic structure.

8.6 It is noted that the staircase would be located within the new extension, a Historic Building Assessment has been submitted with the application and although this has not determined the original location of the stairs it is clear that neither of the existing stairs in properties 1 and 2 Sutton Hollow are of any particular significance, this is therefore considered to be acceptable and by being sited within the new extension will not impact of the historic integrity and character of the listed building.

8.7 The removal of the conservatory is considered acceptable as this was considered at appeal stage to be 'a utilitarian structure added to the rear of the building, and its removal would improve the appearance of the building and weight is attached to the benefit of removal.'

8.8 The proposal is considered to ensure that the historic character and integrity of the host building is preserved, therefore according with Policies BE4, BE5, BE11, BE12 and H12 of the Chichester District Local Plan 1999.

The impact of the development on the amenities of the occupiers of the neighbouring properties

8.9 The extension would be sited away from neighbouring properties and replaces an existing extension on the side elevation, therefore it is not considered that the proposal would result in any significant harm to residential amenity to warrant a reason for refusal.

#### The impact of the development on the character and appearance of the area

8.10 The extension would read as a more visually harmonious and subservient addition to the dwellinghouse than existing, by being stepped down from the ridgeline and set back from the front building line therefore it is considered that the proposal would conserve and enhance the natural beauty of the surrounding area.

#### The impact of the development on trees

8.11 An arboricultural survey has been submitted with the application and the tree officer has been consulted on the application. Appropriate mitigation techniques have been submitted with the application to ensure that no harm is caused to the trees on site.

#### Parking and Access

8.12 Parking and vehicular access on the site will remain unchanged.

### **9 Conclusion**

9.1 To conclude, the proposed works are considered to be acceptable and would ensure that the historic character and integrity of the Grade II listed building is preserved therefore accord with policies BE4 and BE5 of the Chichester District Local Plan 1999, SD6, SD11, SD40 and SD45b of The South Downs National Park Preferred Options and Sections 7,12 and Paragraphs 17 and 115 of the National Planning Policy Framework.

### **10 Reason for Recommendation and Conditions**

It is recommended that the applications be approved for the reasons set out below.

#### SDNP/16/05499/HOUS

1. The development hereby permitted shall be carried out in accordance with the schedule of plans in 'Appendix 2 - Plans Referred to in Consideration of this Application'

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the SDNPA, samples of such materials and finishes to be used in the external walls and roofs of the proposed extensions to the house and the coping and capping to be used on the brick piers and adjacent stone wall have been submitted to and approved by the SDNPA. Once approved the works shall be carried out in strict accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail and to preserve the special character of the buildings for the future.

4. Before work commences on the building, a schedule of works to include details of the new stairs shall be submitted for approval to the Local Planning Authority. Once approved the works shall be carried out in strict accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail and to preserve the special character of the buildings for the future.

5. Notwithstanding the details shown on the approved plans, no development shall commence until full details of the windows, doors and rooflight hereby approved, have been submitted to and agreed in writing by the Local Planning Authority. The details shall include drawings and sections at a scale of not less than 1:10 to clearly show the construction of the element, details of final finish (including colour) and its finished relationship to the building elevation. Thereafter the development shall be undertaken in full accordance with that agreement unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the absence of these important details from the application.

6. Upon the carrying out of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good.

Reason: To preserve the special character of the building for the future.

7. The proposed works and mitigation techniques to the trees on site shall be undertaken in accordance with the Arboricultural Impact Assessment dated 19<sup>th</sup> December 2016 unless otherwise agreed in writing by the Local Planning Authority.

Reason: Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area.

#### SDNP/16/05500/LIS

1. The development hereby permitted shall be carried out in accordance with the schedule of plans in 'Appendix 2 - Plans Referred to in Consideration of this Application'

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

3. No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the SDNPA, samples of such materials and finishes to be used in the external walls and roofs of the proposed extensions to the house and the coping and capping to be used on the brick piers and adjacent stone wall have been submitted to and approved by the SDNPA. Once approved the works shall be carried out in strict accordance with the approved details.

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Reason: For the avoidance of doubt and in the absence of these important details from the application.

6. Upon the carrying out of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good.

Reason: To preserve the special character of the building for the future.

## **11. Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

## **14. Proactive Working**

14.1 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.

**Tim Slaney**  
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**South Downs National Park Authority**

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Appendices                      Appendix 1 - Site Location Map  
   Appendix 2 – Plans Referred to in Consideration of this Application

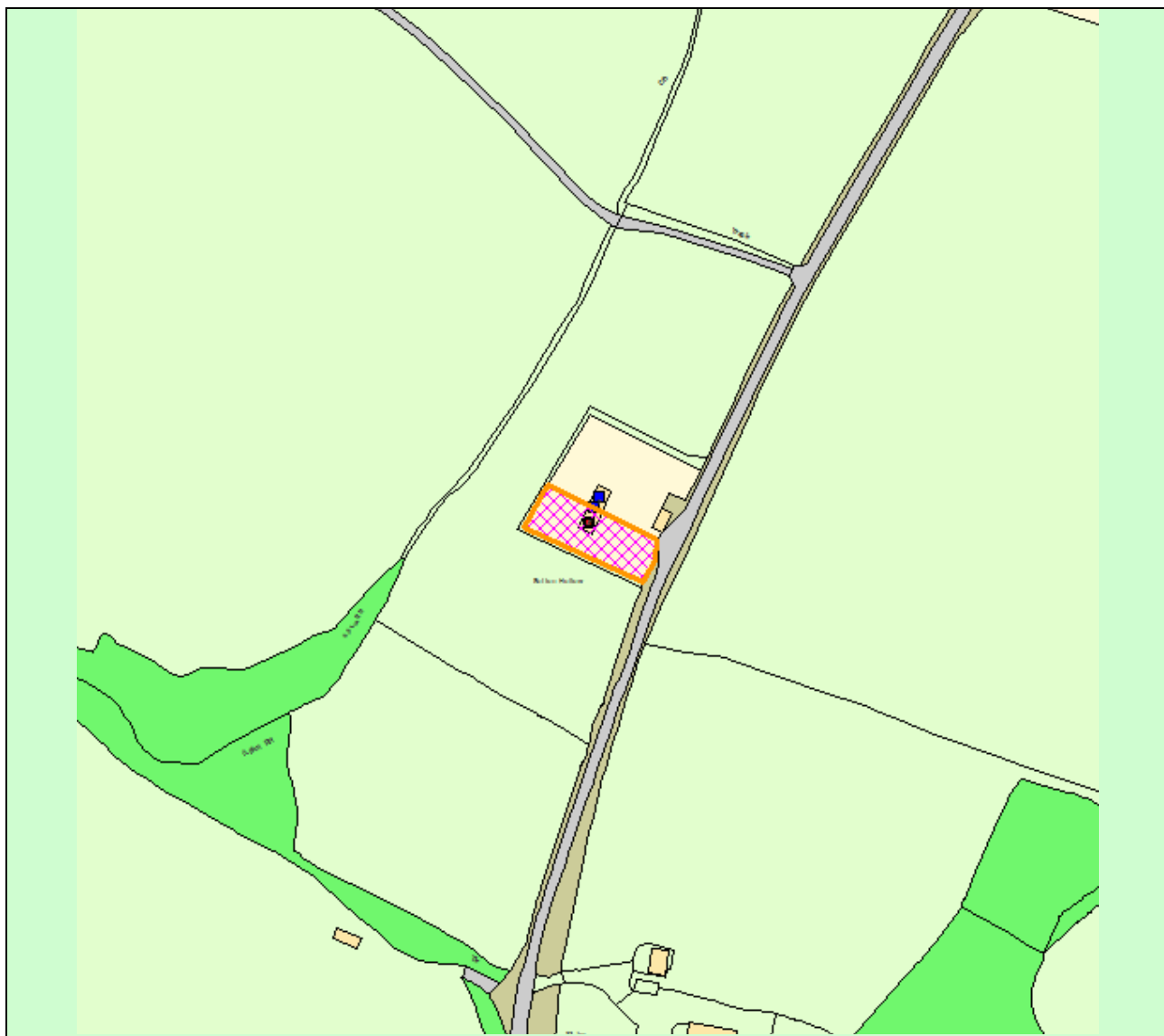
SDNPA Consultees

Background Documents



## Appendix 1

### Site Location Map



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## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans – Proposed plans and elevations	245/02	D	08.02.2017	Approved
Plans – Roof Plans	245/04	D	08.02.2017	Approved
Plans - Roof Plans	245/04	C	30.01.2017	Superseded
Plans - Proposed plans and elevations	254/02	C	30.01.2017	Superseded
Plans - Existing plans and elevations	245/01		03.11.2016	Approved
Plans - Proposed plans and elevations	245/02	B	03.11.2016	Superseded
Plans - Location and site plans	245/03	D	03.11.2016	Approved
Plans - Roof plans	245/04	B	03.11.2016	Superseded

**Reasons:** For the avoidance of doubt and in the interests of proper planning.