

Report to **Planning Committee**
Date **2 October 2019**
By **Director of Planning and Environment**
Local Authority **Chichester District Council**
Application No. **SDNP/19/02646/HOUS & SDNP/19/02647/LIS**
Applicant **Mr & Mrs Tucker**
Application **Demolition of existing outbuildings. Single storey rear extension with various additions and alterations including changes to fenestration.**

Address **The Village Shop High Hamstead Lane Lurgashall GU28 9ET**

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

Executive Summary

Reason for Committee Referral: Parish objection - officer recommends PERMIT

These applications seek approval for sympathetic repairs to the Grade II listed building and upgrade the current standard of residential accommodation with the addition of a single storey rear extension. The proposals enhance the dwelling which was formerly linked to the village shop and enhance the significance of the heritage asset by the removal of unsympathetic additions and the repairs.

The contemporary design of the rear extension is considered to be an appropriate addition to the listed building which respects the historic character and integrity of the Grade II listed building and its setting within the Lurgashall Conservation Area.

The applications are therefore recommended for approval.

1.0 Site Description

- 1.1 The site comprises the Lurgashall Village Shop and Post Office with the former Postmasters House attached to the village shop. Consent has already been granted for the separation of the village shop from the Postmasters Cottage through its internal subdivision.

- 1.2 The buildings are Grade II listed and the main building is a 17th century timber-framed building with brick infilling. It has a clay tiled roof and mix of window styles. There have been a number of unsympathetic repairs, alterations and additions to the rear elevation of the property. Two dilapidated masonry outbuildings are sited to the rear of the property, neither of which are of any architectural or historic merit.
- 1.3 The shop and Post Office element of the building which faces the village green comprises a more modern gable projection to the front of the building. The majority of the side elevation of the building consists of a catslide roof, a small area of wall has been retained to provide a side entrance and first floor window above. The listing description reads:

SU 92 NW 7/44

LURGASHALL THE GREEN (south side) The Post Office with the Postmaster's house adjoining and "The Green"

18.6.59

II

One building. C17 or earlier timber-framed building with infilling of red brick, stone rubble and plaster. Tiled roof. Some casement windows, some sashes with glazing bars. Modern projecting shop L-addition to north west. Two storeys. Three windows.

- 1.4 The building is located in the centre of Lurgashall positioned to the south eastern flank of the triangular village green within the Lurgashall Conservation Area. The building is orientated north-west to south-east. To the west is the former old school, with the Malthouse to the North of this. The green is dominated by the Noah's Ark public house, and to the east, the Rectory and the Listed Grade II* Parish Church of St Laurence.
- 1.5 The site is in the South Downs National Park within the defined rural area.

2.0 Proposal

- 2.1 The applications seek planning permission and listed building consent for the following:
- The demolition of the existing brick built rear extensions and replace with a new single storey extension.
 - The replacement of the roof tiles above rear dormer window with handmade tiles to match existing.
 - The removal of the modern single paned window at first floor, infilling with brickwork to match existing.
 - The replacement of the ground floor bay window with French doors.

- The replacement of existing cement pointing adjacent to rear projection with lime based mortar.
- The removal of the stainless steel flue and fuel tank.
- The demolition of two rear masonry outbuildings.

3.0 Relevant Planning History

- 3.1 SDNP/18/04083/LIS - Internally separate the shop from the adjoining house, and associated internal works. Approved 21.09.2018

4.0 Consultations

4.1 Parish Council

The Parish Council has carefully considered the above-mentioned applications and has the following comments:

1. The Parish Council believes that the size and scale of the proposed extension is reasonable and acknowledges that some space in the house has been made available to the shop.

2. However, the Parish Council objects to the modern design of the extension for the following reasons:

a. The property is Listed and in a Conservation Area and there are no other examples of a modern extension to any buildings whether listed or not in the Conservation Area, and the extension is visible from the Village Green.

b. This design is completely at odds with the Lurgashall Village Design Statement which states that extensions should be in the vernacular style. This would involve a brick plinth with horizontal timber weather boarding stained black and traditional timber doors and windows and a plain clay tile roof.

c. If the design was in the vernacular style with traditional doors and windows, it would address some of the other concerns about the amount of glazing overlooking neighbours and light spillage.

3. The pre-application advice also recommends that setting the built form away from the boundary and avoiding side facing windows would assist with minimising the impact of an extension on the neighbouring property. However, the proposed design has several large glazed doors facing north east which are only a few metres from the neighbouring property. This seems in conflict with the pre-application advice.

4. The Parish Council questions whether the bay window in the rear elevation should be replaced by glazed doors. The doors will encourage more activity and noise in the courtyard and cause greater light spillage. Perhaps the bay window could be replaced with a traditional timber casement window.

5. The Parish understand that this property and the adjacent property were once a single house, and that the partition on the first floor is very thin. Though this is not strictly a planning issue, the Parish believes there should be improved sound insulation in the first floor party wall.

6. The Parish Council believes that parking spaces should be indicated on the plan, so it is clear what space is allocated to the house and to the shop. Historically, cars have been parked on common land which belongs to the Leconfield Estate, but this arrangement would need to be formalised.

4.2 CDC - Historic Buildings Advisor

The proposed alterations to the front of the building including the window alterations, repairs, step and lamp are all considered acceptable. The replacement of inappropriate roof tiles with matching clay tiles is welcomed and will result in enhancement of the buildings appearance. The removal of the rear window is considered acceptable as the existing window is out of keeping with the property and not of historic value.

The proposed rear French door will retain the existing window opening albeit lowering the cil level. The oriel window is not of particular historic merit therefore its loss is considered acceptable. Further details of the proposed French doors are required in order to assess their acceptability. Is it expected that these should be painted timber doors with single glazing. Further details should also be requested for the proposed windows and doors within the extension and replacement dormer.

Given the undeveloped land to the South West side of the property the extension would be partially visible in the street scene and from the Village Green. Its visibility would however be limited being that it is to the rear of the property with the only views being that of the proposed roof and glimpses of one side wall.

The design of the proposed extension is considered to be of good quality and well-proportioned in relation to the host building. The roof form references the low eaves of the historic roofs and proposes the use of clay tiles to match the existing. Whilst the timber cladding will be in contrast to the vernacular materials used on the host building is not considered that this will be detrimental. The distinction created through the materiality change between the old and new fabric will retain the legibility of the form of the historic building. Given that the extension will result in the removal of the poorly executed 1970's extension replacing it with an extension of much higher design quality will result in an enhancement of the heritage asset.

The proposed internal works are considered appropriate and not detrimental to the significance of the heritage asset.

The existing concrete block sheds are of no architectural or historic merit. Their removal is therefore supported and will result in an enhancement to the setting of the listed building and the conservation area.

Overall it is considered that the proposals will result in improvement and enhancement of the listed building, its setting and the conservation area.

4.3 CDC - Environmental Strategy

Bats

Following submission of the Repeat Survey (June 2019) within paragraph 7.2. we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March and 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

A check will also be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

We would like a bird box to be installed on the extension / and or tree within the garden of the property.

5.0 **Representations**

5.1 2 Third Party objections:

- The exterior vertical cladding is modern and urban in appearance.
- Vertical cladding to the extension does not respect the local vernacular which is horizontal cladding and used for outbuildings. Not an appropriate material for an extension used as living accommodation.
- The lead roof and cladding of the link is urban and unsympathetic to the host building and its rural village setting.
- The addition of fully glazed doors to the north east of the extension and French door to the rear extension would result in loss of privacy to the adjoining neighbours property and rear garden.
- The design results in a courtyard which will be an amplifier for noise, kitchen smells and light spillage affecting the immediate neighbour.
- Scale and depth of extension detrimental to the setting and the historic building being out of proportion and character with the existing dwelling and alignment with neighbouring properties.
- No consideration to acoustic insulation to party walls.

6.0 **Planning Policy Context**

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033**, any relevant Neighbourhood Development Plan and, any relevant minerals and waste plans.
- 6.2 The development plan policies and other material considerations considered relevant 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 of the area,
 - To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.
- 6.4 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.

7.0 **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 on 24 July 2018. The Circular and NPPF confirm that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

7.2 It is also necessary to have regard to s. 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework (NPPF).

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

- NPPF01 – Introduction
- NPPF02 - Achieving sustainable development
- NPPF16 - Conserving and enhancing the historic environment

The development plan policies listed below have been assessed for their compliance with the NPPF.

7.4 The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 – Design
- Strategic Policy SD6 - Safeguarding Views
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas
- Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings

Partnership Management Plan

7.5 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.

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

- General Policy 1
- General Policy 9

8.0 Planning Assessment

8.1 The main issues with these applications are considered to be:

- The impact of the proposed extension and alterations to the building on the character and appearance of the listed building
- The impact on the character and appearance of the Lurgashall Conservation Area
- The impact the proposal on the amenities of the neighbouring property

The impact of the proposed extension and alterations to the building on the character and appearance of the listed building

- 8.2 The building is currently in a relatively poor state of repair. This application enhances the significance of the building by making sympathetic repairs to the historic fabric with the removal of inappropriate additions and is supported by the Historic Buildings Advisor
- 8.3 The proposed extension would be set back from the rear elevation of the dwellinghouse by a low level link clad in lead allowing the corner of the original building to be exposed. By setting the extension away from the host building and the use of contrasting materials and fenestration pattern it allows the extension to read as an honest addition to the building. It is considered the contemporary design allows the extension to be viewed as a newer addition to the listed property while enforcing the subservient character and appearance of the addition.
- 8.4 It is proposed to clad the walls of the extension with vertical weatherboarding. The Parish Council has raised concerns about the use of this material and that it does not reflect the local vernacular. It is noted however that there are several examples of horizontal timber boarding being used to clad outbuildings around the central village green. The arrangement of the timber boarding vertically is considered to express the vernacular form while adding a subtle contemporary design which is not considered inappropriate in this case. The use of handmade clay tiles on the roof match those on the existing building to integrate the new extension with the host building. The proposal is considered to comply with Policy SD13 of the South Downs National Park Local Plan (2014-33) which permits development that preserves or enhances the significance of a listed building or its setting. The proposal complies with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) which requires 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.

The impact on the character and appearance of the Lurgashall Conservation Area

- 8.5 The removal of the derelict outbuildings to the rear of the site will enhance the appearance of the Lurgashall Conservation Area.
- 8.6 The rear extension would not appear dominant within the existing street scene being sited to the rear of the host building. The extension will be viewed in conjunction with the host building and a backdrop of established vegetation. There will be glimpses of the tiled roof and the weather boarded side wall from public viewpoints around the village green. By virtue of its size, scale, setting and use of vernacular materials the extension will be a visually subservient addition to the host building. The design reflects other vernacular buildings sited in the immediate area and the extension would not result in harm to the established character and appearance of the Lurgashall Conservation Area. The proposal is therefore considered to comply with Policy 15 of The South Downs National Park Local Plan (2019-33).

The impact the proposal on the amenities of the neighbouring property

- 8.7 The boundary between the site and the immediate neighbouring property, The Green, is marked by a close boarded wooden fence and trellis. The new extension is single storey with bi-fold doors on the east elevation. The extension is sited 2.9 metres from the neighbour's boundary fence which measures 2 metres in height. The eaves height of the new extension is 2.2 metres. The relationship of the proposed extension to the immediate neighbouring property is not one that is uncommon and is sited sufficiently distant from the boundary to ensure that it is not overbearing. It is not considered that the use of bi-fold doors within the proposed extension would result in an unneighbourly form of development through any overlooking and would not be detrimental to the amenities currently enjoyed by the residents of the neighbouring property.
- 8.8 Objections have been received regarding the replacement of the oriel window on the rear elevation with French doors, and it is suggested that it would encourage more activity and light spill into the rear courtyard. The land to the rear of the dwellinghouse is currently used as private amenity space and would remain so, with the existing 2m high boundary fence between the properties retained. The proposal would improve access into this amenity space from the application property but it is considered this would not materially detract from the amenities of the adjacent neighbour because the use of this space would not change.
- 8.9 Given the existing position and size of the oriel window on the rear elevation of the residential property within the village centre, it is not considered its replacement with French doors will result in a material increase in light pollution, therefore no concerns are raised with regard to policy SD8 in relation to the dark night skies of the SDNP.

9.0 Conclusion

- 9.1 The proposed works are considered to be acceptable and would ensure that the historic character and integrity of the Grade II listed building and its setting within the Lurgashall Conservation Area are preserved. The proposal therefore accords with policies of the South Downs National Local Plan, the aims and objectives of the National Planning Policy Framework and the statutory purposes of the South Downs National Park Designation. In view of the above considerations the applications are recommended for approval subject to conditions.

10.0 Reason for Recommendations and Conditions

Recommendation for application SDNP/19/02646/HOUS

- 10.1 It is recommended that the application **SDNP/19/02646/HOUS** be Approved for the reasons and subject to the conditions set out below.

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "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. Notwithstanding any details submitted no works to the extension shall commence until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality.

4. Notwithstanding the approved plans, no door or window shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority. The details shall include:-
- a) 1:20 elevation and plan;
 - b) 1:10 section with full size glazing bar detail;
 - c) the position within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
 - d) a schedule of the materials proposed, method of opening, and finishes.

Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and surrounding area.

5. The details and mitigation methods contained within the Bat Survey dated 26th June 2019 completed by Batscan Limited for the development hereby permitted are approved and shall be implemented in full. Specific reference is made to section 7 of the report.

Reason: In order not to disturb nor deter the roosting of Bats, a species protected by the Wildlife and Countryside Act 1981.

6. Before the works to the extension hereby permitted commence details and locations of 1 bird box to be installed either on the extension or tree within the garden shall be submitted for the approval of the Local Planning Authority. The approved detailing shall be inserted prior to the completion of the scheme and shall thereafter be left in perpetuity. Appropriate designs can be found in the publication "Designing for Biodiversity: A technical guide for new and existing buildings".

Reason: In order not to disturb nor deter the nesting of birds in accordance with the Wildlife and Countryside Act 1981.

7. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the extension is occupied. Development shall be carried out in accordance with the approved details and retained as approved for perpetuity .

Reason: In the interests of the amenities of the locality.

Recommendation for application SDNP/19/02647/LIS

- 10.2 It is recommended that the application **SDNP/19/02647/LIS** be Approved for the reasons and subject to the conditions set out below.

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

2. The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.

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

3. Notwithstanding any details submitted no works to the extension shall commence until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality.

4. Notwithstanding the approved plans, no door or window shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority. The details shall include:-
- a) 1:20 elevation and plan;
 - b) 1:10 section with full size glazing bar detail;
 - c) the position within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
 - d) a schedule of the materials proposed, method of opening, and finishes.

Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and surrounding area.

5. Upon 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, to the satisfaction of the Local Planning Authority.

Reason: To preserve the special architectural and historic interest of the building, in accordance with the NPPF 2018 and National Park Purposes.

11.0 Crime and Disorder Implications

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

12.0 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.

13.0 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.

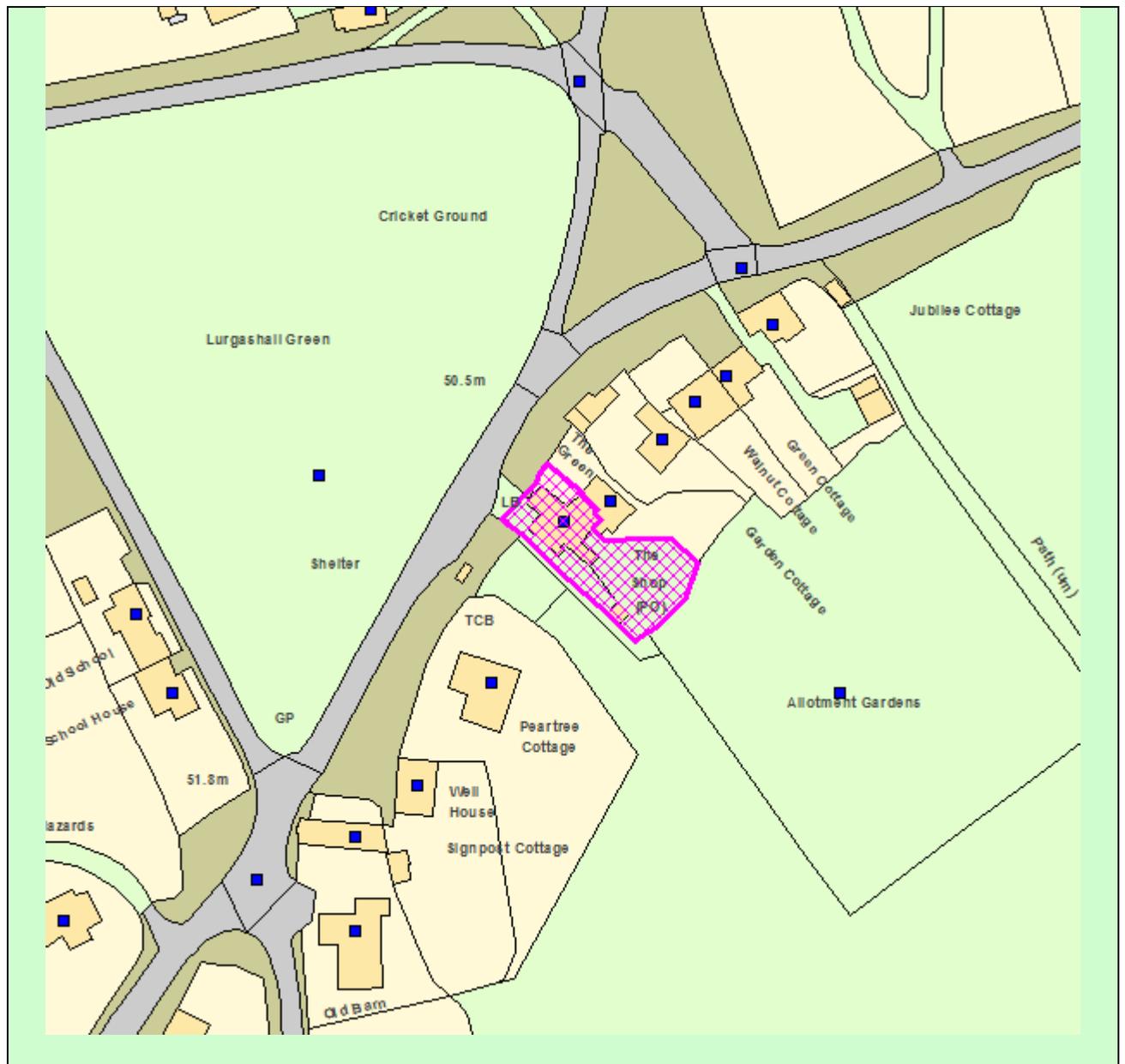
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Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this
Application

Appendix 1

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of these Applications

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 Location & Block Plans	648_PL001		03.06.2019	Approved
Plans - Existing Location & Block Plans	648_PL100 F		03.06.2019	Approved
Plans - Proposed Floor Plans, Location and Block Plans	648_S003		03.06.2019	Approved
Plans - Existing Floor Plans, Location and Block Plans	648_S100 B		03.06.2019	Approved
Plans - Proposed Elevations	648_PL101.F		27.06.2019	Approved
Plans - Existing Elevations	648_S101		27.06.2019	Approved
Plans - Existing Outbuilding Plans and Elevations	648_S103		27.06.2019	Approved

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