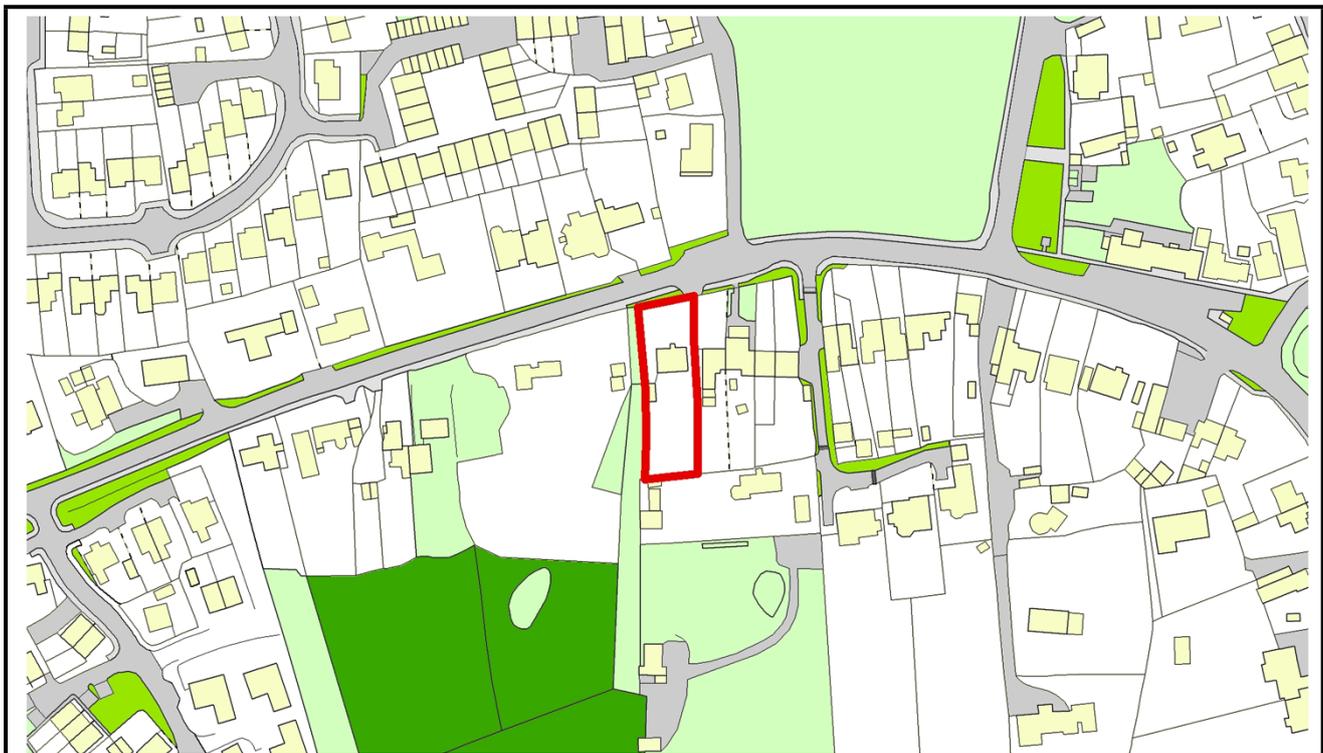


Parish: Wisborough Green	Ward: Loxwood
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**WR/19/02701/LBC & WR/19/02700/DOM**

<b>Proposal</b>	Construction of single storey side/rear extension.		
<b>Site</b>	Albion House Petworth Road Wisborough Green RH14 0BH		
<b>Map Ref</b>	(E) 504854 (N) 125887		
<b>Applicant</b>	Mr Jonathan Stern	<b>Agent</b>	Mr Ewan Stoddart

**RECOMMENDATION TO PERMIT**



	<p><b>NOT TO SCALE</b></p>	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
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## **1.0 Reason for Committee Referral**

1.1 Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

2.1 The application site (known as Albion House) is located on the southern side of the A272 in a prominent position within the Wisborough Green Conservation Area, situated south of the village green. The property is situated within the historic core of the settlement; with a number of listed buildings situated in close proximity, including the Grade II Listed Jasmine Cottage immediately east of the application site.

2.2 The application site comprises an early C19 Georgian property, two storeys in height, constructed from red brick to the principle elevation and chequer board brickwork to the rear elevation. The property contains a number of prominent chimneys. The rear elevation contains a number of original sash windows, with some later Victorian additions as identified by the larger window panes and fewer glazing bars. The front of the site contains a carriage driveway. The rear of the site contains amenity space and it is understood that approximately 20 years ago the rear of the property contained a conservatory. The property was given Grade II Listed status on 22nd May 1985 and the listing description is as follows:

TQ 0425 WISBOROUGH GREEN PETWORTH ROAD

House. Early C19. Two storeys. Three windows. Red brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Wide porch with pediment containing round-headed doorway with semi-circular fanlight and door of six fielded panels.

Listing NGR: TQ0485725888

## **3.0 The Proposal**

3.1 Listed Building Consent (19/02701/LBC) is sought for the following works:

- Single storey rear and side extension
- Removal of ground floor window and increased opening between main house and proposed extension
- Removal of plaster board walls in area of present WC/larder to create increased kitchen.

3.2 Planning permission (19/02700/DOM) is sought for the following works:

- Single storey rear and side extension

3.3 The proposed extension would measure approximately @m x @m x @m.

#### 4.0 History

17/03457/DOM	REF	Construction of single storey side and rear extension.
17/03458/LBC	REF	Construction of single storey side and rear extension.
19/02255/LBAOS	PCO	Proposed single storey rear extension and internal alterations.
18/00028/REF	DISMIS	Construction of single storey side and rear extension.
18/00069/REF	DISMIS	Construction of single storey side and rear extension.

#### 5.0 Constraints

Listed Building	Grade II Listed
Conservation Area	YES
Countryside	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

#### 6.0 Representations and Consultations

##### 6.1 Parish Council

The Parish Council OBJECTS to the application. It is contrary to Neighbourhood Plan Policy DS3: Housing Extensions Style and Vernacular page 51. Any proposed extension adjacent to a Listed building or buildings of historic interest and/or open space should be sensitively designed to conserve the setting, form and character of the building and/or space.

The Parish Council also notes the roof lights. In view of its support of dark sky policies and initiatives, if the Planning Authority is minded to permit the application, the Parish Council would request that blinds or glazing film be installed on the roof lights to prevent the egress of light at night.

## 6.2 CDC Environmental Health

Our department would have no objection from an Environmental Health perspective.

## 6.3 CDC Principle Conservation and Design Officer

The most recent proposals for Albion House follow a rigorous period of pre application negotiation with officers following the refusal at appeal of a previous scheme. It is radically smaller in footprint, lower in height and does not have a side extension element in the manner of the refused scheme. It has been redesigned in a stripped back palette of low profile contemporary detailing which markedly reduces its impact.

The inspector previously objected to the asymmetrical effect of the bulky side element of the previous proposals and this has been removed. The slight extension to the side at the rear is around 5m further back and does not extend beyond the rear elevation towards the front. The profile that would be visible is around 500mm narrower than previously and obscured by the existing chimney breast.

I am of the view that the inspectors previous objections have been overcome by this significantly revised scheme and that it is in accordance with the NPPF and relevant local policy.

## 6.4 Third party representations

One third Party letters of support has been received concerning:

a) Neighbouring property to the west supports the design of the proposal

## 7.0 Planning Policy

### The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. The Wisborough Green Neighbourhood Plan was made March 2016 and forms part of the Development Plan against which applications must be considered.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

### Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 33: New Residential Development

Policy 47: Heritage

### Wisborough Green Neighbourhood Plan 2014-2029

Policy DS3: Housing Extensions - Style and Vernacular

## National Policy and Guidance

- 7.3 Government planning policy now comprises the 2019 National Planning Policy Framework (NPPF), paragraph 11 of which states:  
At the heart of the NPPF is a presumption in favour of sustainable development, For decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 7.4 Consideration should also be given to section 16 (Conserving and enhancing the historic environment).

## Other Local Policy and Guidance

- 7.5 The following documents are also material to the determination of this planning application:

Wisborough Green Conservation Area Appraisal and Management Proposals

- 7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

## **8.0 Planning Comments**

- 8.1 The main issues arising from this proposal are:
- i. Principle of development
  - ii. Impact upon heritage assets
  - iii. Impact upon amenity of neighbouring properties
  - iv. Other matters

### Assessment

#### i. Principle of development

- 8.2 Policy 2 of the Chichester Local Plan includes a presumption in favour of sustainable development within settlement boundaries. Therefore, as the application site falls within the Wisborough Green Settlement Boundary Area, the principle of an extension or other alteration to the property is acceptable subject to compliance with the development plan and other material considerations.

ii. Impact upon Heritage assets

- 8.3 Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, which states that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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." Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, requires that the Local Authority give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Policy 47 of the Chichester Local Plan states that permission will only be granted where it can be demonstrated that the proposal conserves or enhances the special interest and settings of the designated heritage assets. Policy DS3: Housing Extensions- Style and Vernacular states that Any proposed extension adjacent to a Listed building or buildings of historic interest and/or open space should be sensitively designed to conserve the setting, form and character of the building and/or space.
- 8.4 This application follows a previously refused scheme at the site (17/03457/DOM & 17/03458/LBC). Following this refusal pre-application advice was sought from the CDC Principle Conservation Officer and the scheme as submitted clearly reflects and benefits from these discussions.

Single storey rear and side extensions

- 8.5 The proposed extension would be heavily glazed, giving the impression of a light weight structure that would clearly be read a high quality contemporary addition to the listed building. The contrast in architectural styles between the proposed contemporary extension and historic rear elevation of the existing house ensures a distinct visual break between the existing listed building and the proposed addition. In this instance, it is considered that this differentiation would ensure the historic Georgian façade is clearly identifiable allowing the extension to be acknowledged as a latter addition. This approach would be superior to a pastiche architectural approach in which the differentiation would be less apparent.
- 8.6 The proposed materials would comprise Flemish bond brick work to match existing, a standing seam zinc roof and slender profile aluminium framed windows. These proposed materials are entirely appropriate and would ensure a high quality building and finish. A condition is recommended requiring the agents to submit a sample of the bricks for approval by Officer's to ensure that they match as closely as possible the texture and finish of the existing brickwork. It is notable that double glazing is considered appropriate to the extension in this instance as it is clearly read as a heavily glazed contemporary extension that does not try to emulate the architectural style of the listed building.
- 8.7 The extension has been positioned to the south-eastern side of the property and this would ensure that the original Georgian windows to the rear of the property remain unaffected by the proposal. The windows and fabric lost would comprise latter Victorian additions that dilute the uniformity of the Georgian façade.

8.8 The scheme includes a single storey side extension. The inspector comments on the previously refused scheme (17/02457/DOM & 17/02458/LBC) regarding the importance of the uniform appearance and symmetry of Albion House have been given the appropriate weight and consideration. The side projection has been significantly reduced in both northwards and eastwards projection from the previous scheme and it is considered that views of the extension would be limited within the street scene as a result of the positioning of an oil tank in front of the eastern elevation. Additionally, the limited projection of the side extension towards the north of the house would ensure that the extension would be clearly viewed as subservient to the uniformity and prominence of the historic principle elevation, thus ensuring that the symmetry and uniformity of the heritage asset is retained. Officers consider that the high quality contemporary nature of the design would outweigh the very limited harm to the symmetry of the building in this instance and therefore can be considered to be acceptable.

*Removal of ground floor window and increased opening between main house and proposed extension*

8.9 The scheme also proposes to remove a Victorian crittall window to allow for an increased internal opening from the existing kitchen into the proposed dining room. This is considered acceptable as the window to be removed is non-original, whilst the legibility of the historic plan form would be retained.

*Removal of plaster board walls in area of present WC/larder to create increased kitchen.*

8.10 The removal of a plaster board wall in the area of the present WC/larder to create an enlarged kitchen is also proposed. This wall is not of historic merit, whilst the inclusion of prominent structural beams in the location of the previous kitchen wall would retain the legibility of the historic plan form. The proposed insertion of 2 no. beams would ensure that the scheme would not have an adverse impact upon the structural stability of the property whilst the wall to be removed is not identified as being load bearing.

*Summary*

8.11 The significance and special interest of the listed building is largely derived from its age, form, fabric and architectural features, whilst the historic streetscape in which it is positioned enhances the overall significance of the heritage asset. The proposed contemporary design would be entirely appropriate and would preserve the appearance of the historic rear elevation, whilst the proposed side extension is not considered harmful to the symmetry of the Georgian façade to the principle elevation. The proposal is therefore considered acceptable and would preserve the architectural interest and historic significance of the Grade II Listed property and the Wisborough Green Conservation Area.

Impact upon the amenity of neighbouring properties

8.12 The National Planning Policy Framework in paragraph 127 states that planning decisions should create places that offer a high standard of amenity for existing and future users. Additionally, Policy 33 of the Chichester Local Plan includes a requirement to protect the amenities of neighbouring properties.

- 8.13 The proposal would be of single storey height and would extend up to the eastern boundary wall. The boundary wall measures approx. 1.8-2 metres in height with vegetation on top. The proposed zinc roof would ensure a relatively low maximum height of approx. 3.15 metres. It is therefore not considered that the proposal would result in unneighbourly massing or loss of light to the neighbouring property to the east as a result of the above factors.
- 8.14 The presence of the eastern boundary wall and the single storey nature of the proposal would prevent any loss of privacy with regard to the arrangement of fenestration on the property.
- 8.15 Overall, the scheme is not considered to be harmful to neighbouring amenity and can be considered acceptable.

#### Other Matters

- 8.16 The Parish Council have requested blinds be installed to the rooflights to support dark skies policies of the adjacent South Downs National Park. This has been raised with the agent and the applicant has agreed to fit working blinds as per email dated 18/12/2019. A condition is recommended to ensure that this takes place.

#### Conclusion

- 8.17 Based on the above, the proposed single storey rear and side extension of contemporary design would be entirely appropriate and would preserve the appearance of the historic rear elevation, whilst the proposed side extension is not considered harmful to the symmetry of the Georgian façade to the principle elevation. The proposal is therefore considered acceptable and would preserve the architectural interest and historic significance of the Grade II Listed property and Wisborough Green Conservation Area. Whilst this would conflict with Policy DS3 of the Wisborough Green Neighbourhood Plan which requires extensions to follow the style and vernacular of the original building, it is considered that it would accord with the overall objective of the policy which states that extensions should be sensitively designed to conserve the setting, form and character of the building. The proposal would accord with Policy 47 of the Chichester Local Plan, S66 & S72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the contents of the NPPF 2019.

#### Human Rights

In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

## **RECOMMENDATION**

**PERMIT** subject to the following conditions and informatives:-

1) 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.

2) The works hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans".

Reason: To ensure the works comply with the listed building consent.

3) Prior to the construction of the extension hereby permitted full details of the brick finish, including the manufacturer specification and colour, and a sample of the material, shall be submitted to and approved in writing by the Local Planning Authority. 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 heritage asset and surrounding area.

4) Prior to the first occupation of the extension hereby approved, all rooflights shall have working blinds installed that shall be closed between dawn and dusk daily and shall be retained and maintained to an operational manner in perpetuity.

Reason: In accordance with dark skies policy of the adjacent South Downs National Plan

5) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form, plans and the details of the glazing as specified within an email dated 09/12/2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

6) All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building

## Decided Plans

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

Details	Reference	Version	Date Received	Status
PLAN - SITE PLAN	001			Approved
PLAN - FLOOR PLANS PROPOSED	110			Approved
PLAN - ELEVATIONS PROPOSED	210			Approved
PLAN - SECTIONS PROPOSED	310			Approved

## INFORMATIVES

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.

For further information on this application please contact William Price on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q02RMVERJHS00>