exp 22/4

Development Control – Delegated Report

Application Number: ADC/0058/10 Recommendation - APPROVE

Site: **Sompting Peverel, Church Lane, Sompting BN15 0AZ**

Proposal: **Demolition of existing modern barn and carport and erection of a detached two-bedroom ancillary annex for guests**

The Application

The proposal is for a two-storey ridge-roofed building with its lower floor excavated into the ground so that the building appears to be single-storey when viewed from the road and surrounding ground. It would be sited on the north-east part of the property, 22m to the north of the listed house (on the opposite side of the access driveway), positioned 15m back from the roadside hedge. The plans refer to reinforcement planting of the hedge and also show 4 new trees in addition to the existing trees.

It would measure 10m long by 6.5m wide, with a ridge height of about 4.3m above the ground level at the sides. The rear (north), east and west side walls would be flint panels laid in lime mortar, with glazing, render and brick facing south, timber window frames and a natural slate roof.

Internally, it would have 2 bedrooms and 2 bathrooms on the lower floor and a livingroom, kitchen and WC on the upper floor. There would be retaining walls around 2 small courtyards adjoining the bedroom French doors. A parking space (with permeable pavers, including re-laying the existing tarmac area), recycling bins and a very small garden are proposed on the west side.

An existing timber carport on the application site and also the existing modern barn, 35m to the west, built in about 1999 (SU/35/99), would both be demolished for which there is a separate application (ADC/0059/10).

The application is accompanied by a Design & Access Statement, Waste Management Statement, and an Arboricultural Report & Planting Proposal.

Consultations and Representations

West Sussex County Council: No highways objection subject to provision of secure covered cycle parking. Architecturally, the scale, design and location of the building would not adversely affect the setting of the listed Regency house. There may be archaeological remains as a much older house is believed to have existed on this site and a condition is recommended.

South Downs Joint Committee: No objection provided occupancy is restricted to prevent its use as a separate dwelling.

Adur District Conservation Advisory Group: No objection provided appropriate conditions are imposed.

Sompting Parish Council: No objection but wonders why the barn needs to be demolished.

Third Parties: The South Downs Society have no objection but ask that a condition be imposed to ensure the new building remains ancillary to the main house and that the site of the demolished barn be restored to garden use as any further development would result in a proliferation of buildings and detract from the character of the area.

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE 2009): SCT1, CC6, C3, BE6
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1-4, AB1, AB4-5, AB11
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)
PPS5 ' Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

Policies

Sompting Peverel is a Grade 2 listed building located in the countryside and is both within the South Downs National Park and the 'strategic gap' between the built-up areas of Lancing/Sompting and Worthing. It also lies within the Conservation Area for Sompting village.

The South East Plan sets out the long term spatial planning framework for the region with the aim of achieving more sustainable development, protecting the environment and combating climate change. Policy CC6 requires development to respect, and where appropriate enhance, the character and distinctiveness of settlements and landscapes throughout the region, and to use innovative design processes to create a high quality built environment which promotes a sense of place.
SCT1 gives priority to pro-actively pursuing sustainable economic growth and regeneration of the Sussex Coast whilst also protecting and enhancing its high environmental quality, its cultural and historic assets and promoting excellence in design of new developments in recognition of their importance to economic success and quality of life.
BE6 states that policies should be adopted and sensitive proposals supported which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. C3 states that high priority will be given to conservation and enhancement of natural beauty in the region's Areas of Outstanding Natural Beauty and planning decisions should have regard to their setting. The SE Plan does not include Strategic Gap designations at a regional level (NB. they were contained in the former West Sussex Structure Plan 2005).

Local Plan policy AC1 seeks to protect the countryside from development which does not need a countryside location. Permission will not normally be granted for development outside the boundary of the built-up area or for the extension of isolated groups of buildings or the consolidation of linear or sporadic development. AC2 relates to the Sussex Downs AONB and states that only in compelling circumstances will development be permitted and that any development harmful to its visual quality and distinctive character will be refused. AC4 relating to Strategic Gaps also requires compelling circumstances, development not normally being permitted in order to prevent coalescence and to retain the separate identities of the settlements. AB4 requires new development within Conservation Areas to be of a high standard of design and construction materials such as to preserve or enhance the character and appearance of the particular Conservation Area. AB11 requires the setting of listed buildings not to be adversely affected.

PPS7 states that new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled as the aim is protect the countryside for the sake of its intrinsic character and beauty. The focus of new housing in rural areas should be on existing towns and identified service centres. It goes on to state that many villages are of considerable historic and architectural value and development should respect and enhance these particular qualities.

Principle of proposal

The proposed building (106sqm gross) would replace an existing poorly-built flint 'barn' with a floor area of 102sqm (permitted in 1999) as well as an unauthorised timber carport (70sqm). Consequently, there would be no overall increase in built development as a result of the proposal and it is considered that it meets the requirements of the countryside policies provided it is used only as an annex and not as a separate dwelling.

Effect on landscape of Sussex Downs National Park and on strategic gap

Although the new building is closer to the road than the 'barn', owing to its lower floor being, in effect, a basement below the surrounding ground level, the visual effect of the proposed building would be limited. It would relate better to the main house than the existing 'barn' which stands in relative isolation. The surrounding hedges and trees which are proposed to be augmented by additional planting would also restrict views of the building from the road to the east and the public bridleway to the north. It is important that additional planting takes place because the existing hedgerow consists largely of elm saplings some of which are dead and covered in ivy and therefore not likely to be a long-term screen. Satisfactory details are included in the submitted Arboricultural Report & Planting Proposal. Subject to this, the effect on the wider landscape and the integrity of the strategic gap would be minimal.

Effect on listed building and Conservation Area

The listed building, a large late 18th/early 19th century Regency house on the site of a much older building, is sited 22m south of the proposed annex building and separated from it by the access drive. It has stuccoed walls and a hipped slate roof.

The applicant's architect's first proposal, at preliminary stage, was for a modernistic 'cube-like' building. Following consultation with the County Conservation architect, this was concluded to be entirely at odds with the listed building and Conservation Area and a more traditional approach was sought. The present proposal is of traditional flint and slate construction except for the south side which would be largely glazed. It would appear as a subsidiary structure to the main house, similar to a traditional outbuilding but with a contemporary element. It meets with support from the County Conservation architect and it is considered that to permit it would meet the Council's statutory duty to have regard to the desirability of preserving or enhancing the character or appearance of the conservation area and the setting of the listed building. Exact details of the materials can be required by condition.

Recommendation

APPROVE for reason that:-

The proposed development would not cause harm to the setting of the adjacent listed building or Conservation Area and can take place without affecting the landscape of the South Downs National Park or the open character of the strategic gap. Provided the building is used as an annex to the existing house and not as a separate dwelling, it does not conflict with the policies of the Adur District Local Plan (AG1, AC1-4) or the South East Plan (SCT1, C3, CC6, BE6).

Subject to:-

1. C1Ci
2. C16Ai The building shall be used only as an annex for guests ancillary to the existing dwellinghouse at Sompting Peverel and shall not be used as a separate dwellinghouse. *R. The site is located within the South Downs National Park and strategic gap of countryside within which a new dwellinghouse would be contrary to the policies of the ADLP (AG1, AC1-4) and the South East Plan (C1-2).*
3. C14H .....until the existing modern flint barn and car port as denoted in the application and on plan TA381/02 have been demolished, the debris removed and the ground surface reinstated. *R. To ensure no increase in built development on the site and accord with policies AC1-4 of the ADLP.*

4. C12Ai (amended) ....external walls, windows, doors and roof of the.... Authority. These details shall accord with the submitted plans and Design & Access Statement. *R. ....AB4 and AB11 of.....*

5. C12A3 *R. .....preserve and enhance the character and setting of the listed building and conservation area in.....AB4 and AB11 of.....*

6. C11Ai All the tree, shrub and grass planting proposed in the submitted Arboricultural Report & Planting Proposal (and shown on Drg No. RG-NDJ-TASP-003 within that report) and the Design & Access Statement shall be.....the completion of the building and any trees...

7. C11D Except for the removal of dead or dying parts of the hedgerows and unless otherwise agreed in writing by the LPA, the existing trees/.....

8. The development hereby permitted shall be carried out in accordance with the following approved plans:-
TA 381/02 (Proposed Block Plan)
TA 381/03 (Proposed Site Plan)
TA 381/04 (Proposed plans and Cross section)
TA 381/05 (Proposed Elevations 1)
TA 381/06 (Proposed Elevations 2)
R. For the avoidance of doubt.

Case Officer.....[redacted] Date.....1/4/10.....