

Report to	<b>Planning Committee</b>
Date	<b>9 April 2015</b>
By	<b>Director of Planning</b>
Local Authority	<b>Arun District Council</b>
Application Number	<b>SDNP/15/00314/HOUS</b>
Applicant	<b>Mr Duncan Stokes</b>
Application	<b>Garage Extension</b>
Address	<b>Wepham Farm Barn, The Street, Burpham, West Sussex, BN18 9RA</b>

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**Recommendation: That planning permission be granted subject to the conditions set out in paragraph 10.1 of this report**

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### **Executive Summary**

The application seeks planning permission for a single storey garage extension. The design of the proposed development has been amended at the request of the planning officer. The proposed development is considered to have an acceptable impact upon neighbouring properties.

The application is reported to committee due to an objection received from the Burpham Village Committee.

#### **1. Site Description**

1.1 The application site is a former agricultural barn which has been converted and extended for residential use. The main building is a detached two storey construction consisting of flint walls with brick dressings and a hipped tile roof. The building fronts the highway and is accessed via a gated drive leading to an attached garage to the rear of the property. The neighbouring properties to the north, 96 and 95 Wepham, are grade II listed and a low flint boundary wall runs adjacent to the development site. The site is located within the Burpham and Wepham Conservation Area. In terms of the South Downs Landscape Character Assessment the site falls within the Character Area Arun Valley Sides.

#### **2. Relevant Planning History**

- 2.1 B/1/90: Construction of new detached double garage and conversion of existing garage to form a bedroom and bathroom: Approved 19 January 1990.
- 2.2 B/7/86: Restoration alteration and conversion of existing into habitable dwelling: Approved 9 April 1986.

#### **3. Proposal**

- 3.1 The application seeks planning permission for:
- A garage extension of approximately 33 square metres in the place of an existing garden shed. The development would consist of a slate roof, brickwork and framing and doors to match the existing garage. The design has been amended from the original proposal to include a flint wall with brick dressings on the northern elevation of the proposed garage.

## **4. Consultations**

### **4.1 Parish Council: Objection**

- The Burpham Village Committee discussed the proposal for Wepham Farm Barn at the most recent meeting and took the view that an objection should be registered on two grounds.
- Firstly, the choice of materials for the construction is out of keeping with the rest of the structure and surrounding properties.
- Secondly, due to the detrimental effect on neighbouring properties reducing their access to light and potentially casting the garden area into complete shadow.
- For these reasons we feel the application should be turned down and time taken to reconsider the proposal.

### **4.2 Hampshire County Council - County Ecologist: No Objection**

- The proposed garage extension will have a distinct roof to the existing property and therefore will not result in any modification of existing roof materials which could be utilised by roosting bats which are legally protected. The proposals will not encroach further into the rear garden than the approximate footprint of an existing shed and LPG vessel, therefore, I have no concerns of impacts on further legally protected species.

## **5. Representations**

5.1 Two third-party representations have been received objecting to the proposal. The representations raised the following issues:

- The proposed materials are out of keeping with the adjoining development.
- The development would overshadow the rear garden of the neighbouring property.
- The building would be very close to a grade II listed boundary wall.

## **6. Planning Policy Context**

### **6.1 National Park Purposes**

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- 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.

#### National Planning Policy Framework and Circular 2010

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

#### The South Downs Partnership Management Plan

6.3 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.

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

General Policy 1

Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.

General Policy 3

Protect and enhance tranquility and dark night skies.

General Policy 9

The significance of the historic environment is protected from harm, new discoveries are sought and opportunities to reveal its significance are exploited.

General Policy 50

Housing and other development in the National Park should be closely matched to the social and economic needs of local people and should be of high design and energy efficiency standards, to support balanced communities so people can live and work in the area.

**7. Planning Policy**

7.1 The statutory development plan in this area is the Arun District Council Local Plan 2003.

7.2 The following policies are relevant to this application:

GEN2 Built-Up Area Boundary

GEN3 Protection Of The Countryside

GEN7 The Form Of New Development

DEV19 Extensions To Existing Residential Buildings

**8. Planning Assessment**

Design

8.1 The proposed garage extension would reflect the existing garage in terms of scale, design and materials. It is therefore considered that the proposed development would relate sympathetically to the main building,

Neighbour Impact

8.2 Three letters of objection have been received stating that the development would overshadow the rear garden of the neighbouring property. The proposed garage would feature a pitched roof to match that of the existing garage rather than extending the existing roofline. It is acknowledged that the garage is located to the south of the neighbouring garden however the proposed height from eaves to ridge of the extension would be approximately 1.5m where as of the existing garage is approximately 1.6m. It is considered that the proposed development does not give rise to a significant adverse impact on neighbouring amenity by of loss of light or overshadowing than currently exists.

8.3 The proposed development would be sited close to a low boundary wall of a neighbouring grade II listed property. The original northern elevation of the proposed building incorporated a brick wall which would be inappropriate and would adversely affect the visual amenity of the neighbouring property. The design proposal has subsequently been amended so that the north elevation of the building incorporates a flint wall with brick dressings. It is considered that the amended design is in keeping with the character of the surrounding development and would not adversely affect the visual amenities of neighbouring properties.

Landscape

8.4 The site occupies a secluded location within the grounds of the property and there are no public views of the site. It is therefore considered that the development does not give rise to any wider landscape impacts.

## **9. Conclusion**

- 9.1 The proposal for a garage extension is considered to be acceptable. It is considered that the garage extension would relate appropriately and sympathetically to the main dwelling. It is considered that the amended proposal would not give rise to an adverse impact upon neighbouring properties by way of loss of light, overshadowing, loss of privacy or otherwise.

## **10. Recommendation and Conditions**

- 10.1 It is recommended that the application be approved subject to the following conditions:
1. 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) and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
  2. The development hereby permitted shall be carried out in accordance with the submitted plans, specifications and written particulars identified within the decision notice.  
  
Reason: To ensure the development is carried out in accordance with the approved plans in accordance with Policy Gen7 of the Arun Local Plan 2003 and the NPPF.
  3. The materials and finishes of all new external walls and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.  
  
Reason: In the interests of amenity and in accordance with Policies GEN7 and DEV19 of the Arun Local Plan 2003 and the NPPF.

## **11. Crime and Disorder Implication**

- 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 Equalities Act 2010**

- 13.1 Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010.

## **14 Proactive Working**

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of pre-application advice from the SDNPA Development Management Officer and SDNPA Design Officer, the opportunity to provide additional information to overcome technical issues and the opportunity to amend the proposal to add additional value as identified by SDNPA Officers and consultees.

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

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Appendices I. Site Location Map  
SDNPA Consultees Director of Planning and Legal Services

Background Documents

Application Documents

<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NIJEI FTUMIE00>

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practise Guidance

<http://planningguidance.planningportal.gov.uk/>

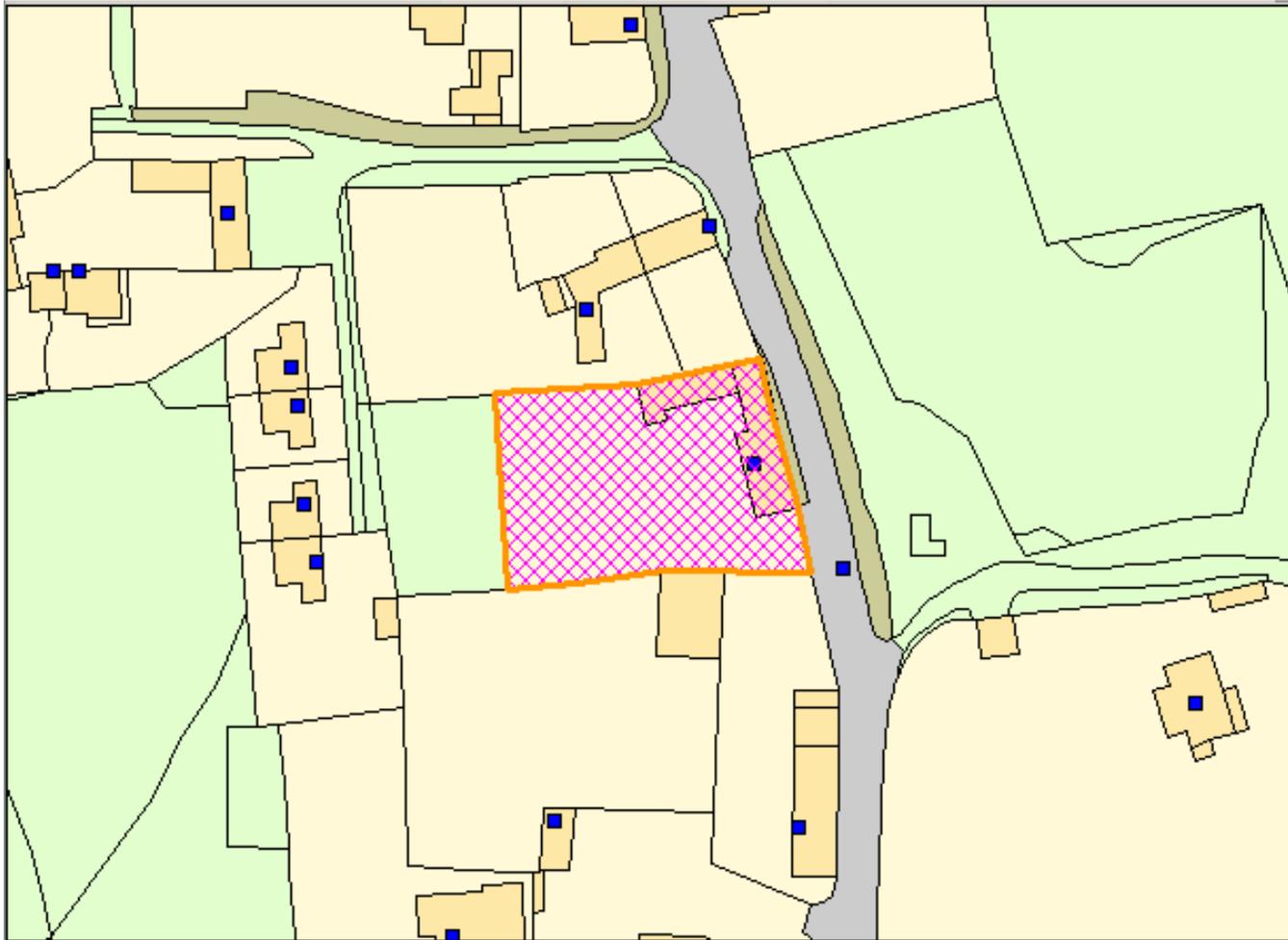
SDNP Partnership Management Plan

<http://southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>

Arun Local Plan

<http://www.arunlocalplan.net/HTML/Statement/statementframeset.html>

**Agenda Item 13 Report PC36/15- Appendix I Site Location Map**



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