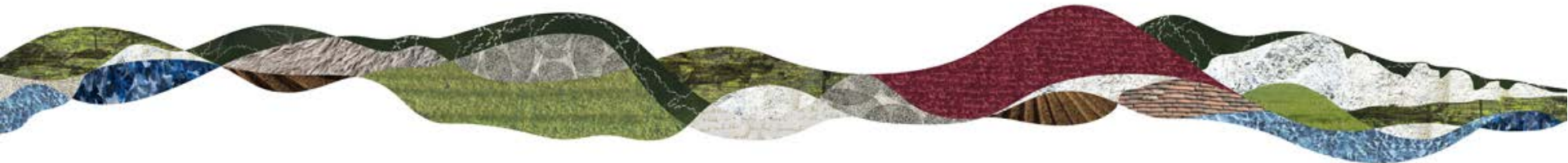


Planning Committee Meeting
9th August 2018
Agenda Item 8:

SDNP/17/02771/FUL

Former Annington Mere Cottages, Annington Road, Bramber

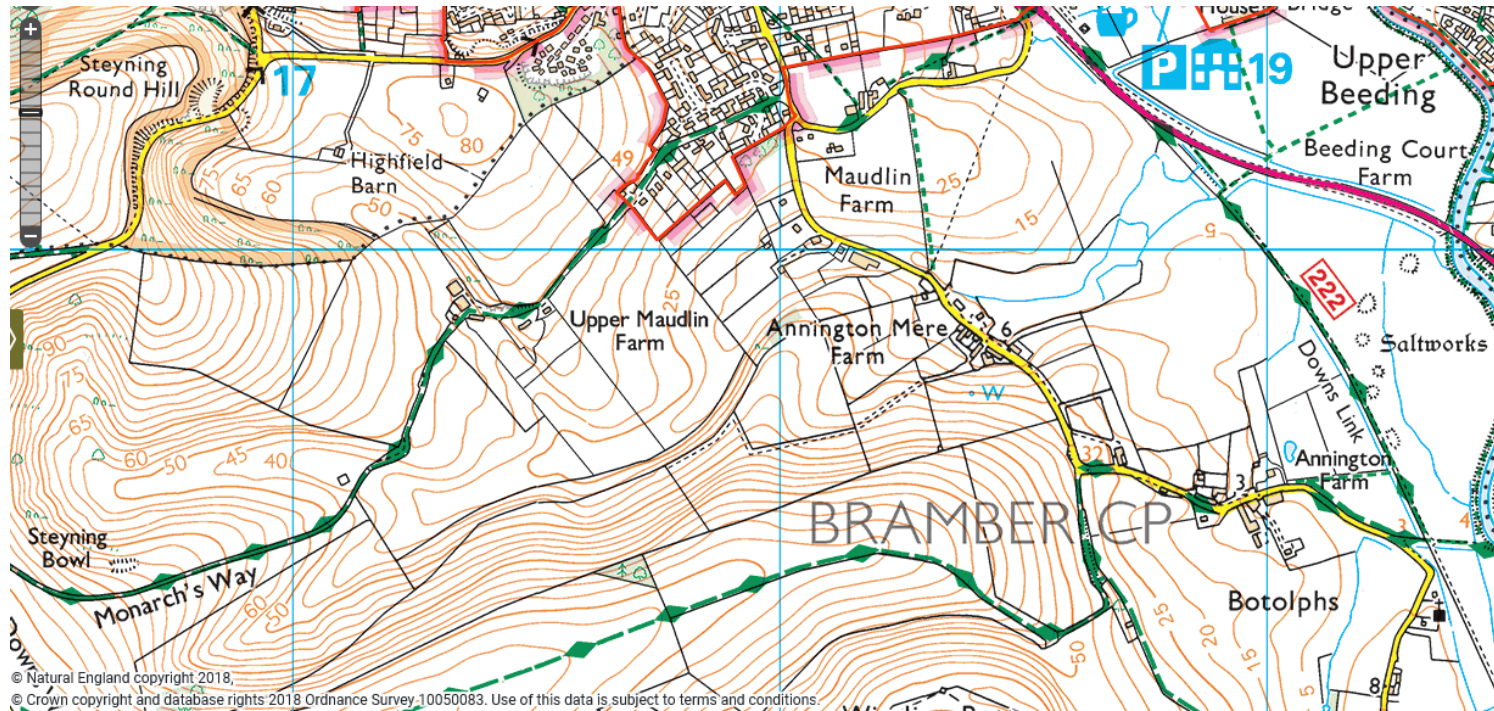
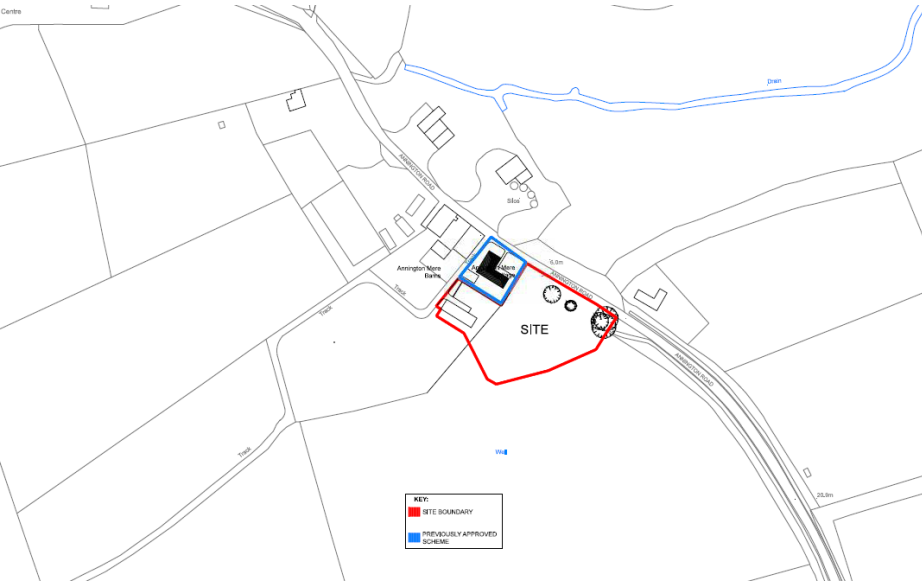
Replacement of the large detached house from implemented planning application DC/11/2322 with 3x detached smaller dwelling houses (1x 3bed, 1x 4bed & 1x5bed) together with part conversion of the stable block from DC/11/2322 into holiday let/overnight accommodation.



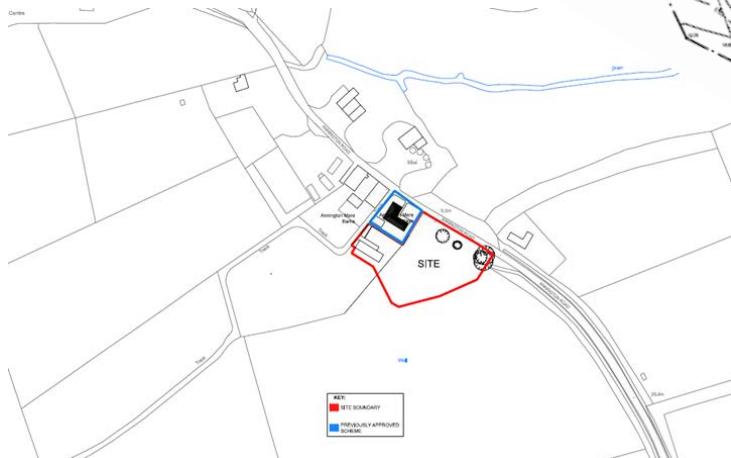
Introduction

- The site and its context
- Proposals
- Main issues for consideration.
 - Deliverability of approved scheme.
 - Policy considerations.
 - Principle of replacing 1 dwelling with 3 smaller dwellings.
 - Landscape and design considerations and provision of low cost tourist accommodation close to South Downs Way.
 - Affordable housing contribution.
- Other considerations: access and parking, contaminated land, ecology.





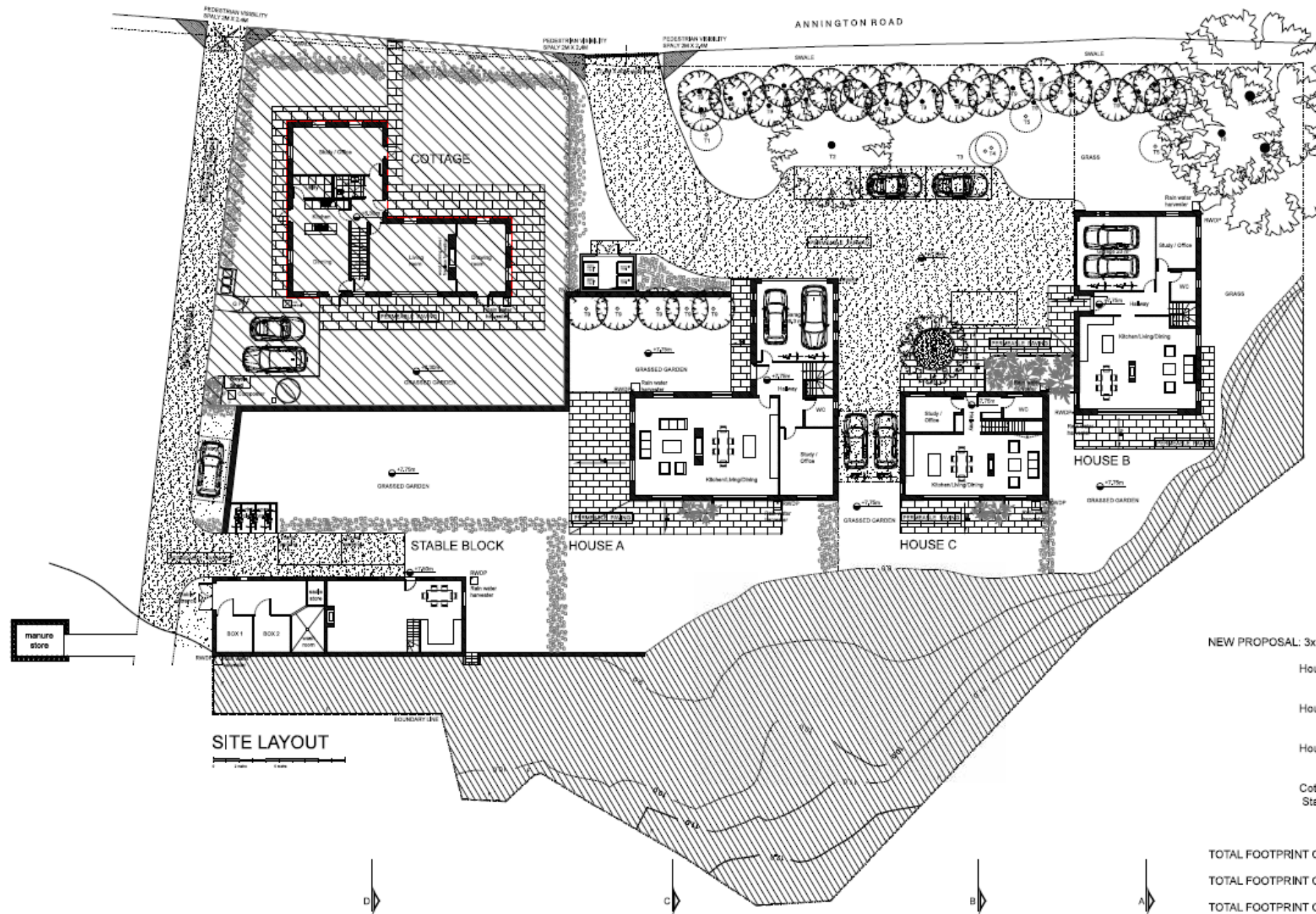
Former Site Layout







Proposed Layout



Proposed Landscape Scheme

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Key

- Existing trees to be retained
- Proposed garden trees
eg: Prunus 'Snowgoose', Amelanchier lamarckii
- Proposed deciduous Woodland Planting
eg: Acer campestre, Betula pendula, Carpinus betulus, Sorbus aucuparia
- Proposed Native Shrub Planting
eg: Cornus sanguinea, Corylus avellana, Crataegus laevigata, Euonymus europaeus, Prunus spinosa, Rosa canina, Viburnum opulus

- Proposed garden shrub planting
- Proposed lawn
- Proposed 1.8m high timber vertical hit & miss fencing
- Proposed 1.2m chestnut post & rail fencing

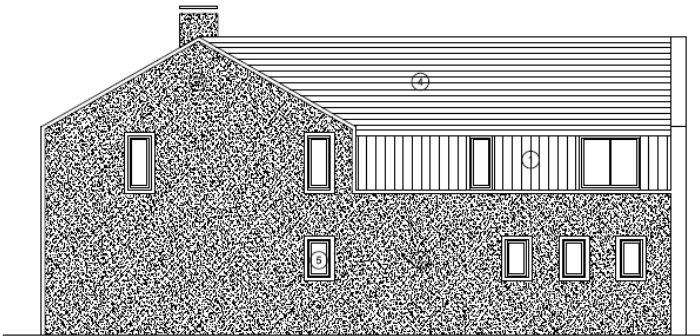
revision	date	description	drawn	checked
10 Upper Grosvenor Rd Tunbridge Wells Kent, TN11 2EP				
enplan incorporating Vista				
T 01322 545460 F 01322 545461 W www.enplan.net				

project	scale
Annington Mere House, Bramber, West Sussex	1:300 @ A3
date	
July 2017	
drawn by	
PRV	
checked	
drawing number	revision
01-497 - 08	

House A



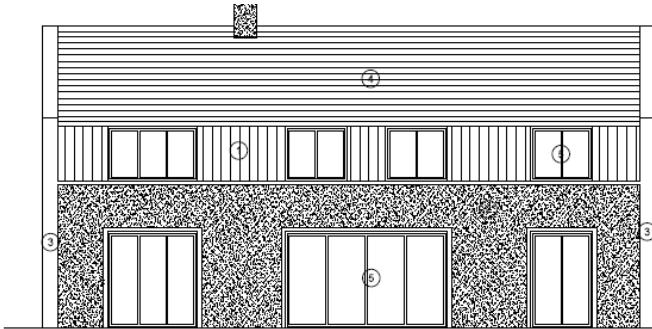
Northern Elevation



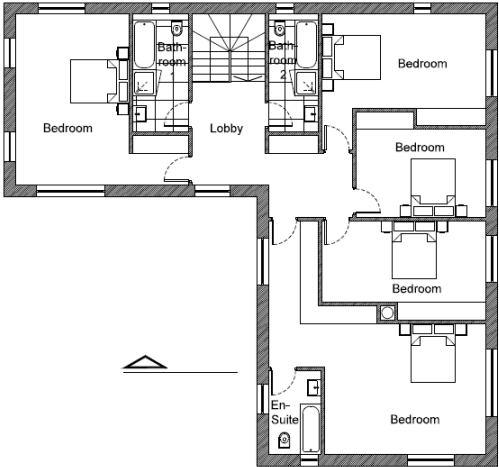
Eastern Elevation



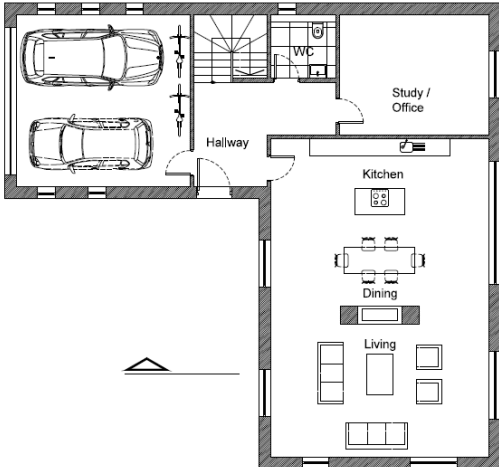
Western Elevation



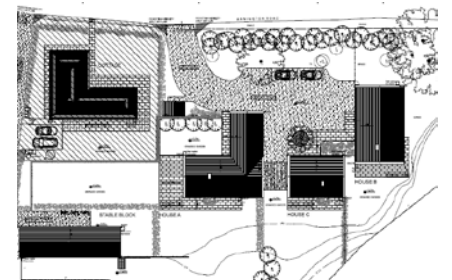
Southern Elevation



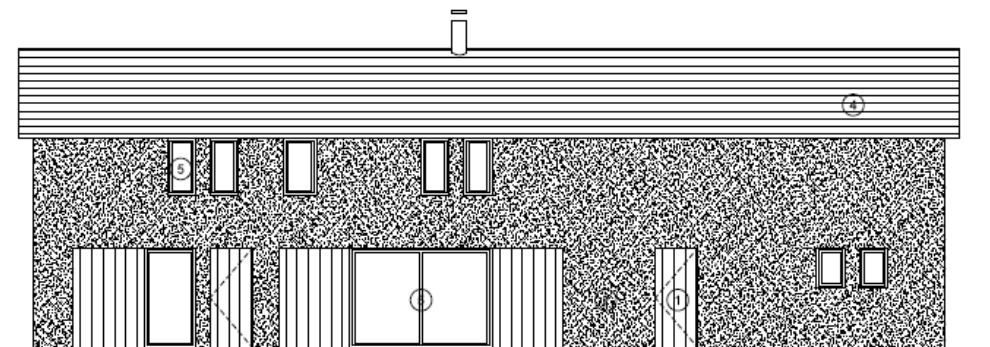
First floor plan



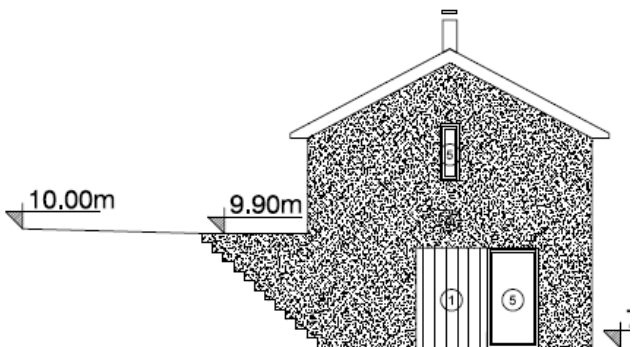
Ground floor plan



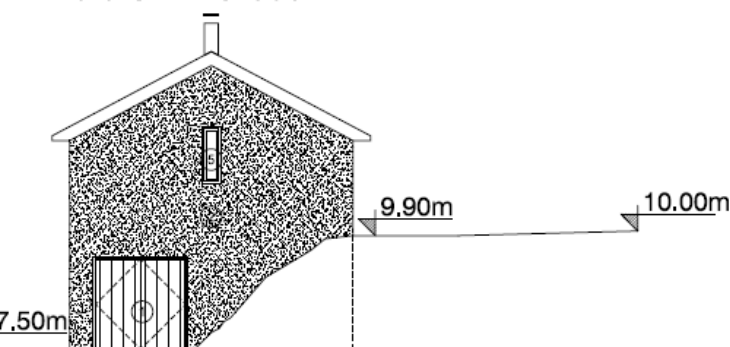
Stables and tourist accommodation



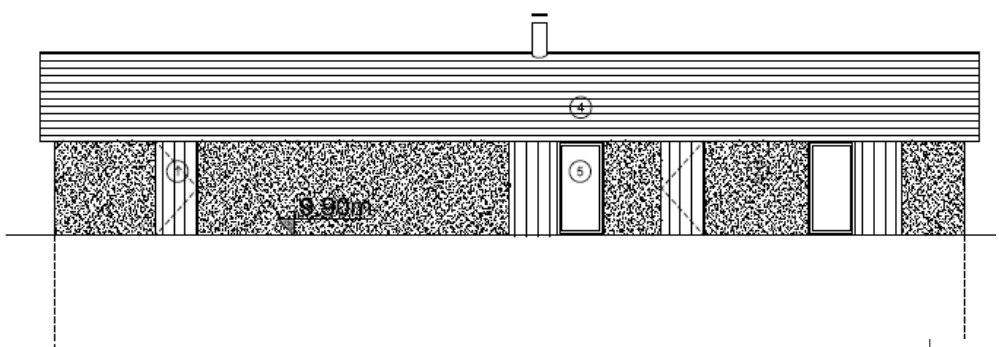
Northern Elevation



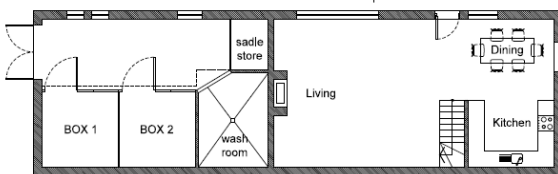
Eastern Elevation



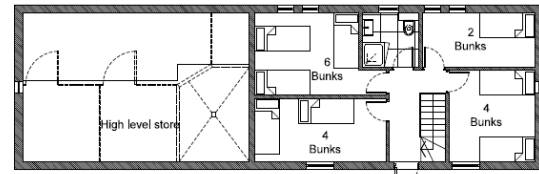
Western Elevation



Southern Elevation

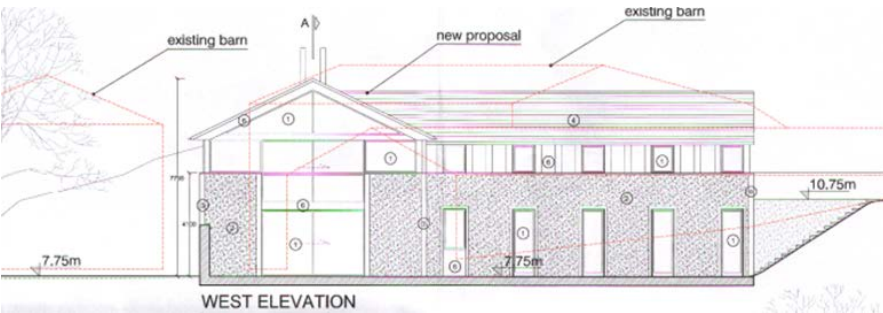
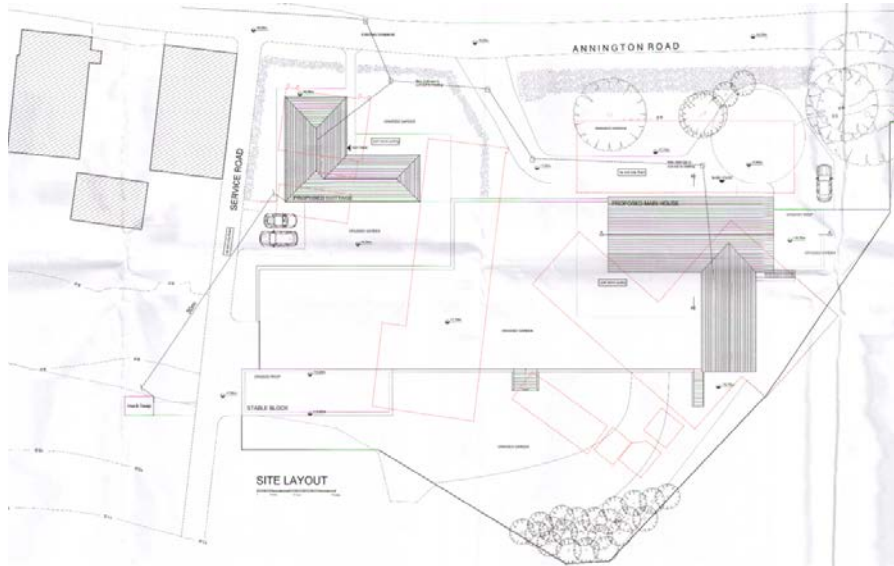


Ground floor plan

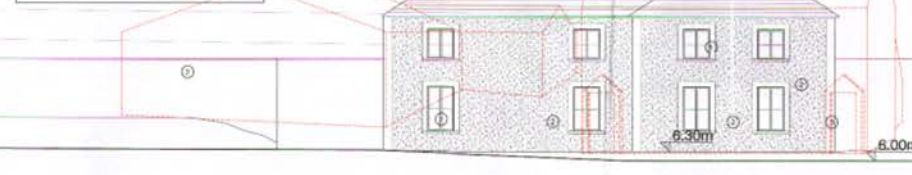


First floor plan

Comparison with approved scheme



- KEY
- 1 OAK WINDOWS / DOORS
 - 2 FLINT
 - 3 SUSSEX STONE
 - 4 SLATE
 - 5 CLEAR DOUBLE GLAZED GLASS
 - 6 OAK POST & CLADDING

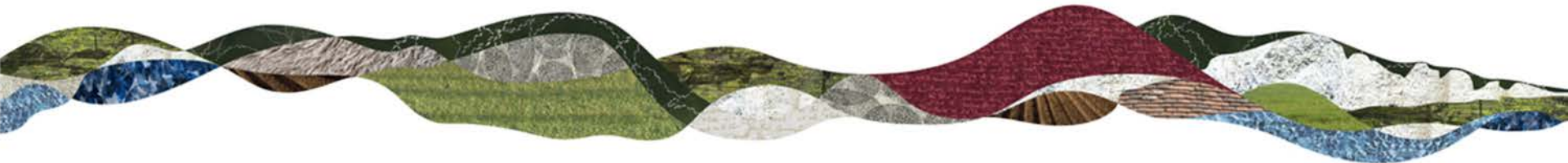


Floorspace (internal sqm)	Extant Permission	Proposals
Previously approved dwelling proposed to be replaced.	524	
House A (5 bed)		287.6
House B (4 bed)		221.6
House C (3 bed)		155.8
Subtotal		665
Stables/ accommodation	90 (proposed as stables)	70/109 (total-179)
Total	614	818
Diff resi floorspace	665-524	+141



Main considerations

- Deliverability of approved scheme.
- Policy Presumption – New dwellings in Countryside.
- Principle of replacement of 1 dwelling with 3 smaller dwellings.
- Balancing of Purposes – landscape and design considerations and provision of much needed low cost tourist accommodation closely located to South Downs Way.
- Affordable housing contribution.

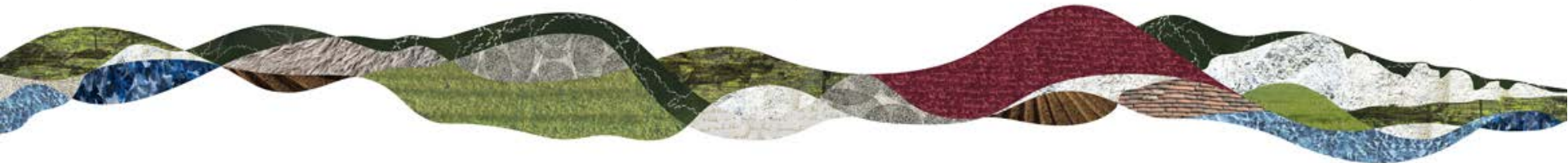


Recommendation

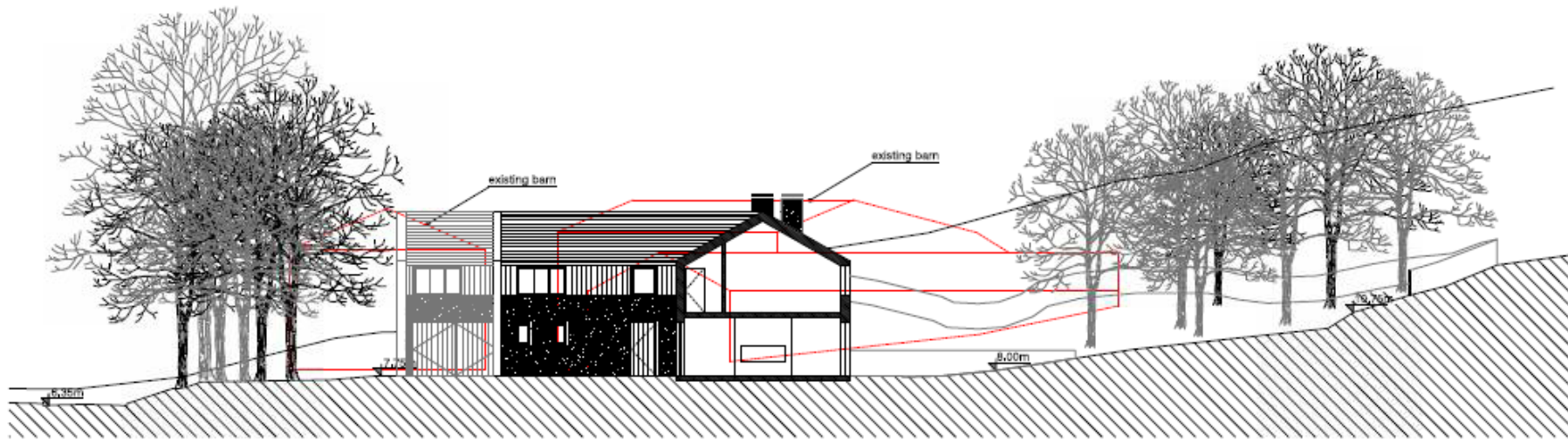
That planning permission be granted for the reasons and subject to the conditions set out in Section 10 of this report, the August 2018 Update Sheet and subject to the completion of a S106 agreement with obligations relating to:

- A contribution of £9,920 towards off site affordable housing.
- Submission of a management scheme for the tourism accommodation.
- Restriction of tourism accommodation to ensure not to be used for general C3 residential dwellinghouse.
- Tie the tourist accommodation with the dwelling known as House A on the submitted application plans.
- Securing of translocation receptor area as part of reptile mitigation strategy.

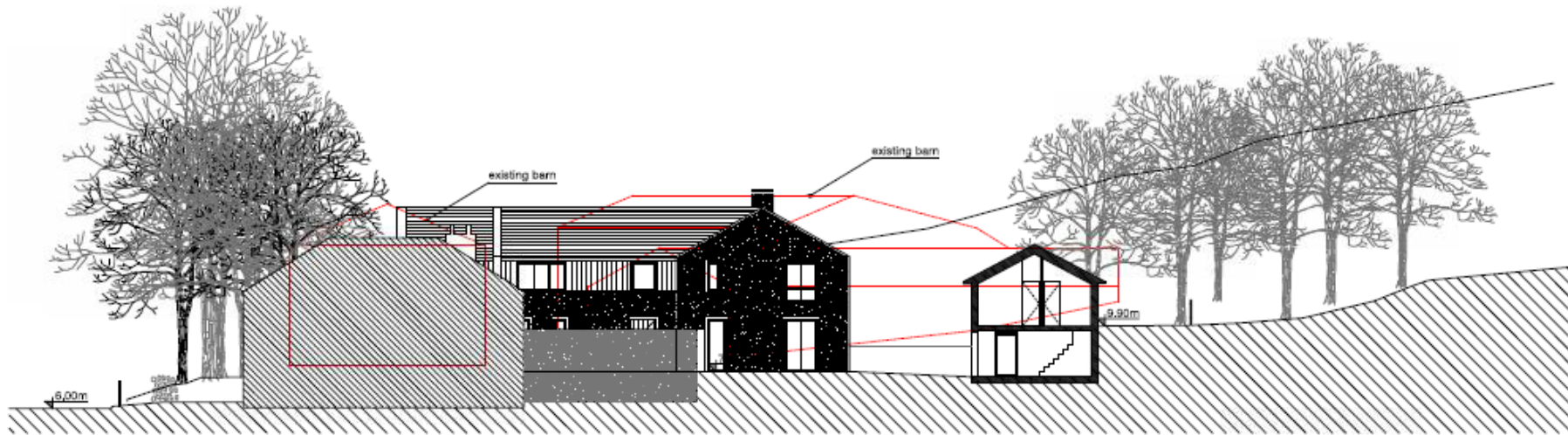
That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the S106 agreement is not completed or sufficient progress has not been made within 3 months of the 9 August 2018 Planning Committee meeting.



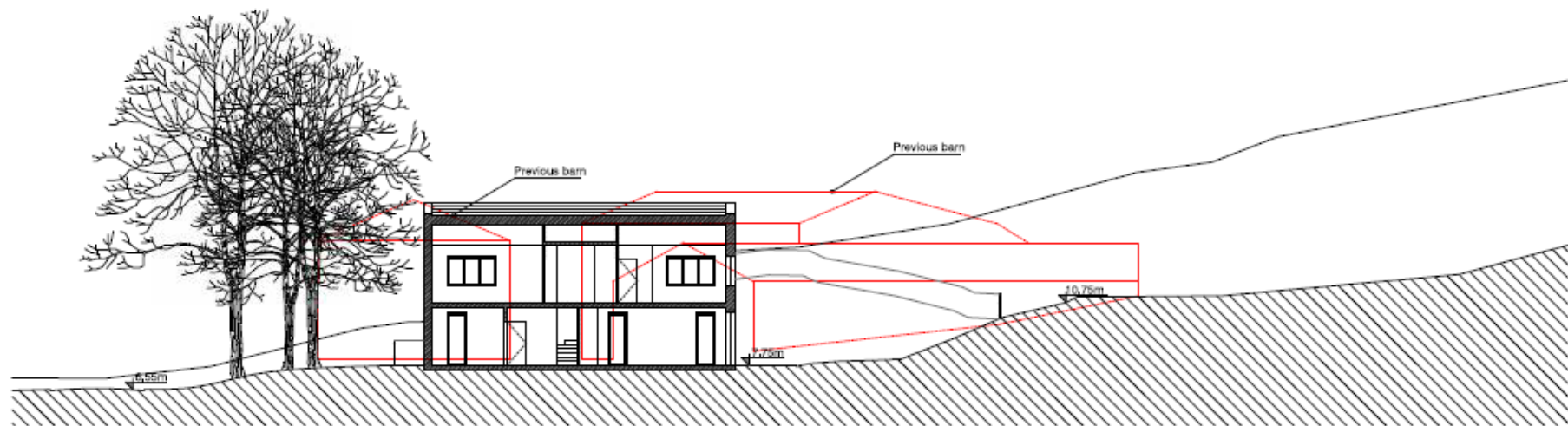
Other Slides



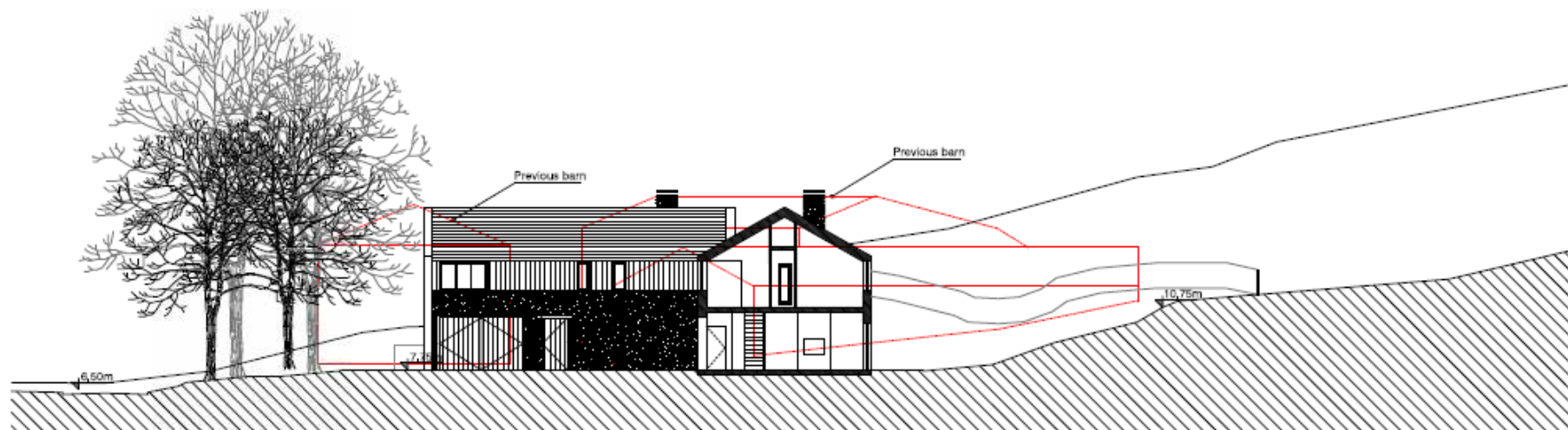
SECTION C-C



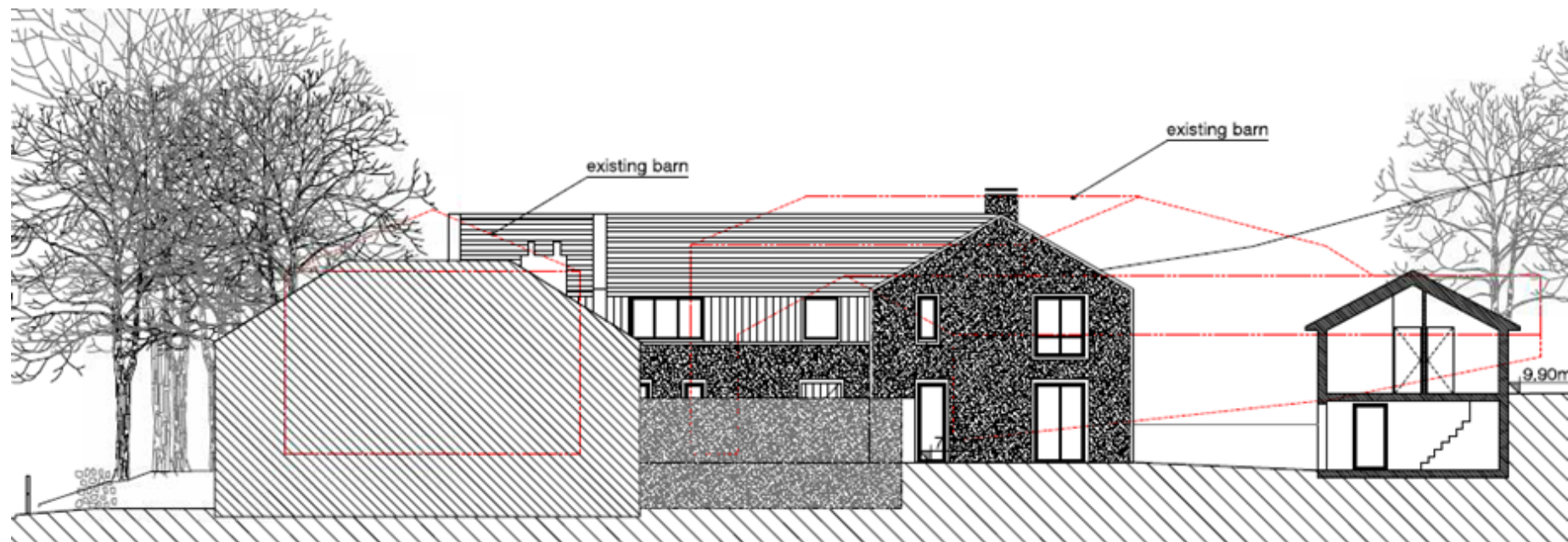
SECTION D-D



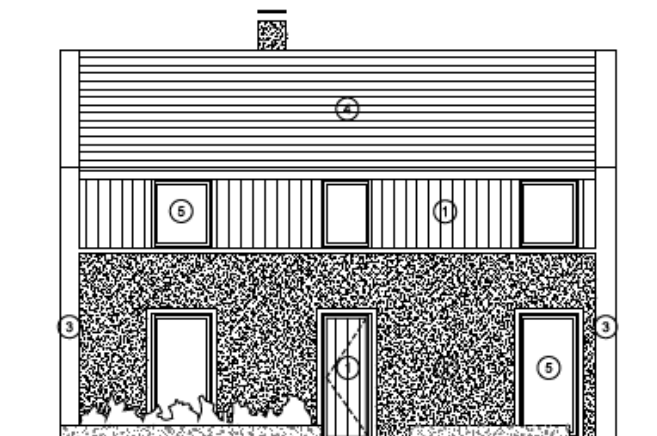
SECTION A-A



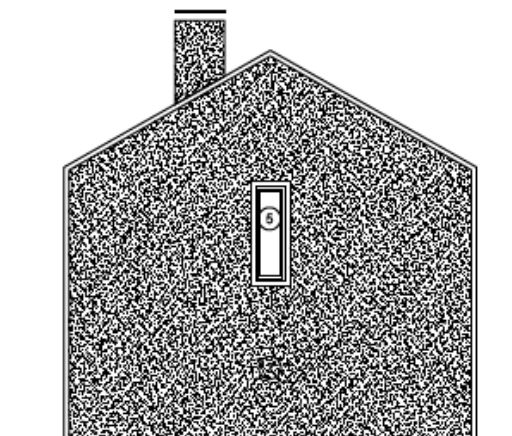
SECTION B-B



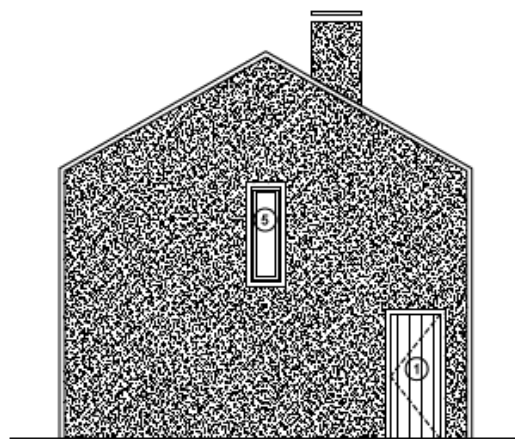
House C



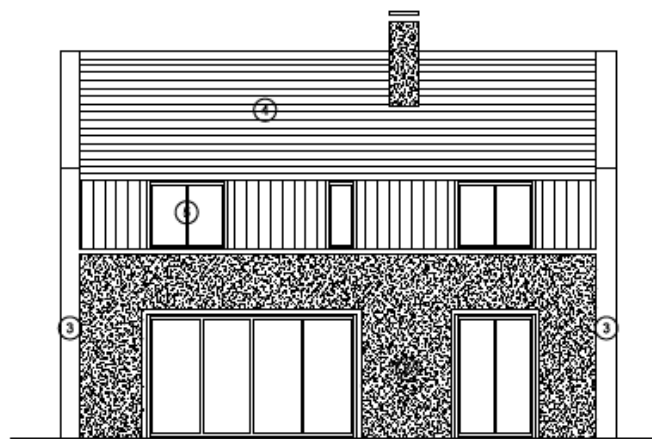
Northern Elevation



Eastern Elevation

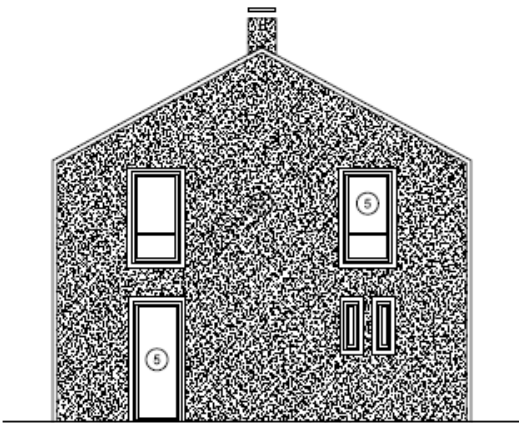


Western Elevation

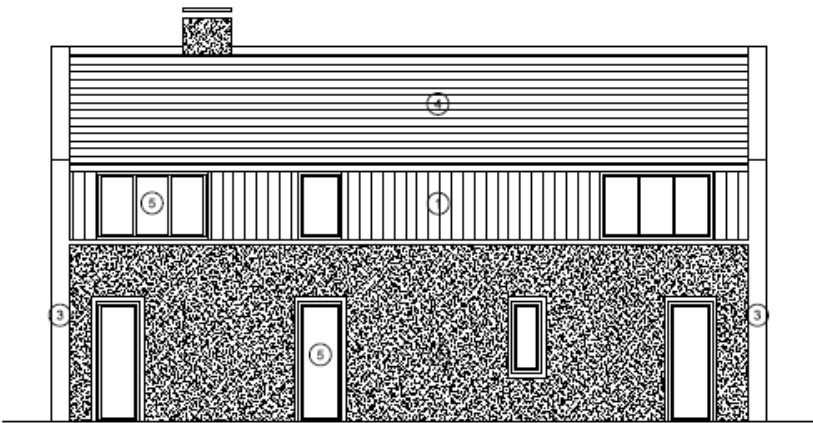


Southern Elevation

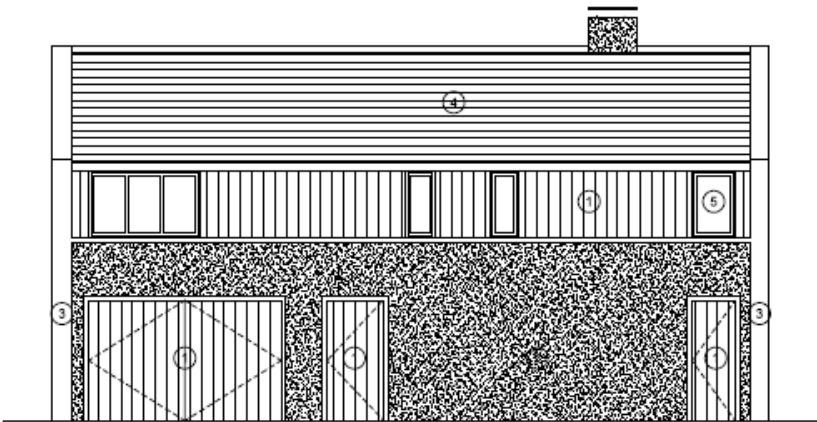
House B



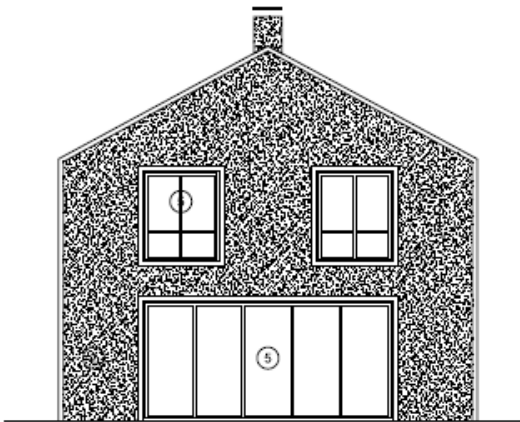
Northern Elevation



Eastern Elevation

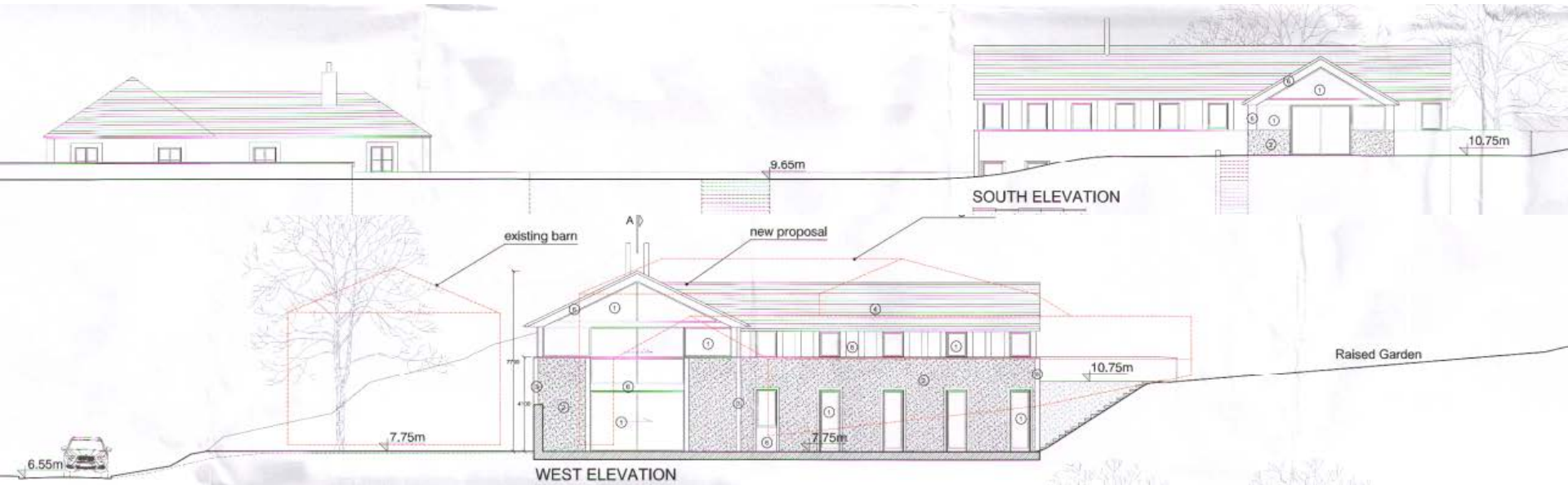
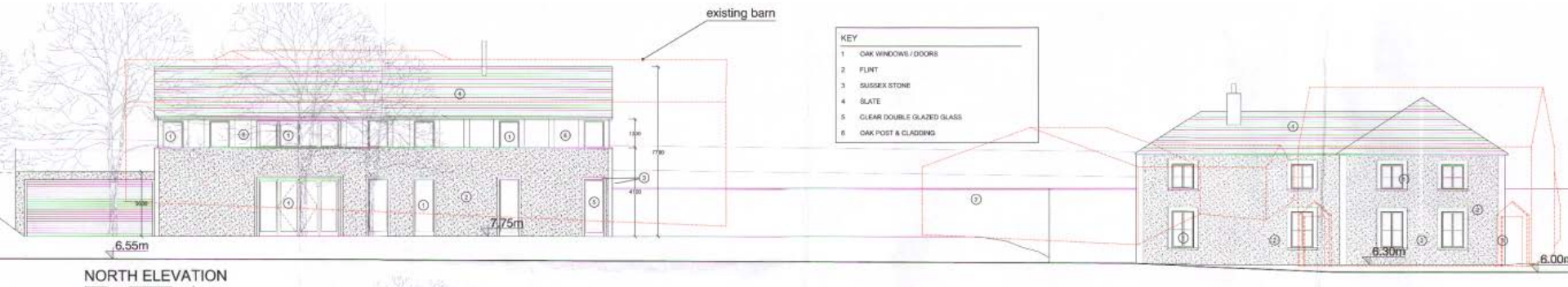


Western Elevation



Southern Elevation

Approved scheme



Side Elevations – Approved 2011

