

South Downs Local Plan

Extensions and Replacement Dwellings Technical Advice Note



July 2020



Revisions

| Version | Updates |
|---------|-----------------------------|
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Cover photo: Walkers Rest, Alfriston. Courtesy of Benjamin Terry, South Downs National Park Authority

I. Introduction

- 1.1 This Technical Advice Note (TAN) has been produced to guide applicants and decision-makers in interpreting Policies SD30: Replacement Dwellings and SD31: Extensions to existing dwellings, and provision of annexes and outbuildings of the South Downs Local Plan (SDLP).
- 1.2 This TAN replaces the previous iterations of this document published in 2019 just after the adoption of the SDLP. It has been updated in response to the experience of case officers working with relevant planning applications and in light of various appeal decisions over the past year.
- 1.3 The TAN starts out by explaining the dual purposes of these policies namely to reduce the loss of small and medium sized homes in the National Park either through replacement or extension and to avoid an adverse visual impact on the landscape of the National Park. These purposes are set out in a simple flow chart to clarify the decision making process in relation to these two policies.
- 1.4 The TAN goes on to examine the first purpose of the policies in more detail by defining what is meant by a small/medium dwelling taking into account such matters as outbuildings, lofts and basements. The TAN explores out what the National Park Authority (NPA) will and will not consider to constitute exceptional circumstances. The TAN explains what is meant by an adverse impact on the landscape of the National Park and references other key Local Plan policies. Finally, there is an appendix of recent appeal decisions made since the adoption of the SDLP.
- 1.5 This TAN is a material consideration that will be taken into account by decision makers at the Authority when determining planning applications for replacement dwellings and extensions.

2. Purposes of Policies SD30 and SD31

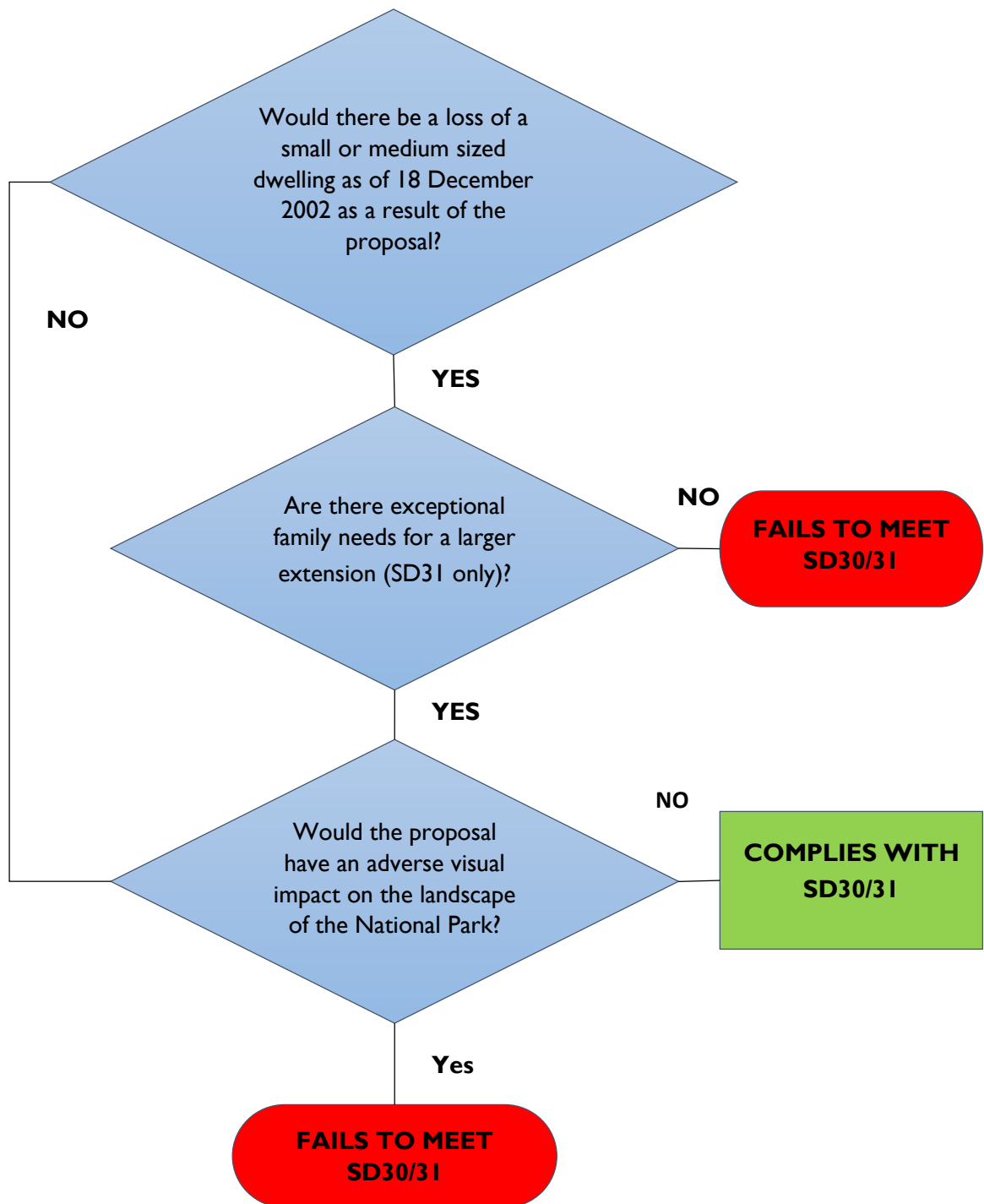
- 2.1 The purpose of all SDLP polices is set out in the first paragraph of supporting text following on from the policy itself. The purpose of Policy SD30: Replacement Dwellings is set out in paragraph 7.84 and the purpose of Policy SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings is set out in paragraph 7.91 of the Local Plan.
- 2.2 The primary purpose of both policies is to reduce the loss of small and medium homes in the National Park either through significant extension or replacement by substantially larger homes. This is consistent with Policy SD27: Mix of Homes. The purpose of this

Policy is explained in paragraph 7.33 of the SDLP namely to provide a mix of homes that reflects the need and community aspiration for small and medium sized homes. This in turn is based on the recommendations of the South Downs Housing and Economic Development Needs Assessment (HEDNA¹), which forms the main evidence based study on housing need in the National Park for the Local Plan. Small and medium sized homes are more accessible to low to medium income groups, such as younger people, those with existing family ties in our communities, and those working in jobs that support the special qualities of the National Park. It should be noted that a small or medium sized home is not defined as ‘affordable.’

- 2.3 The second purpose of both policies is to avoid adverse impacts on the landscape of the National Park. This is in line with paragraph 172 of the National Planning Policy Framework (NPPF), which states that national parks have the highest level of protection in regard to landscape and scenic beauty. The SDLP is a landscape-led plan and Policies SD4 and SD5 are the strategic policies on landscape character and design respectively.
- 2.4 The main mechanism for achieving these two purposes is to limit the increase in the size of existing small and medium dwellings to approximately 30%. Therefore, all applications for the replacement of small and medium sized dwellings outside settlement boundaries should propose new dwellings that are no more than approximately 30% bigger than the dwelling they are replacing. All applications to extend small and medium sized dwellings or provide additional annexes and outbuildings should not extend the original dwelling by more than approximately 30%.
- 2.5 In regard to Policy SD31 only there is a provision that makes an allowance for extensions that are larger than 30% if there are exceptional circumstances, which are supported by robust evidence.
- 2.6 Figure I.1 is a flow chart that sets out the decision making process relating to Policies SD30 and SD31 based on these two purposes and exceptional circumstances considered under Policy SD31. Through a series of three questions, a high level assessment can be made of whether a development proposal complies with either of these policies. It should be noted that all development plan policies will be taken into account in determining planning applications along with other material considerations in a proportionate manner.

¹ Housing and Economic Development Needs Assessment (GL Hearne, 2017)
<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TSF-08-SDNP-Housing-and-Economic-Development-Needs-Assessment-HEDNA.pdf>

Figure 1: Flow chart for decision making on extensions and replacement dwellings in the South Downs National Park



Question 1: Would there be a loss of small or medium sized dwelling as a result of the proposal?

3.1 The first overarching question to ask is whether there would there be a loss of small or medium sized dwelling as a result of the proposal? A number of subsequent questions are set out below to help you answer this question.

What is a small or medium sized dwelling?

3.2 It is necessary to define what is meant by a small or medium dwelling in the South Downs National Park.

3.3 Floorspace is measured as per the industry standard, i.e. calculated as gross internal area (GIA). It should not be confused with the buildings' 'footprint'. GIA should be calculated in accordance with the 'Core definitions' contained within the **RICS 6th Edition Code of Measuring Practice** (which is the standard method when assessing CIL contributions for both residential and non-residential uses). See <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-of-measuring-practice/>.

3.4 Paragraph 7.89 of the SDLP defines a small dwelling as having a total GIA of 120 m² or less. There is no definition of a medium sized dwelling in terms of floorspace in the SDLP.

3.5 It is relevant to consider the number of bedrooms in the existing and proposed dwellings. Both Policies SD30 and SD31 are consistent with Policy SD27: Mix of Homes. This requires 95% of all development proposals for affordable housing to be 1 to 3 bed roomed and 90% of all development proposals for market housing to be 1 to 3 bed roomed. It should be noted that paragraph 7.38 of the SDLP states that any room in a proposed dwelling that is not a main reception room, kitchen, bathroom or WC, and has dimensions that allow for a single bed, will be counted as a bedroom. This will include studies and additional reception rooms.

3.6 In summary a small or medium sized dwelling in the South Downs is typically considered to:

- Have a GIA of less than 120 m²; and/or
- Have 1, 2 or 3 bedrooms

3.7 The loss of a house that is already large would not reduce the supply of small and medium sized homes in the National Park.

3.8 The loss of a small house and its replacement with or extension to a medium sized house would not reduce the supply of small and medium sized homes in the National

Park irrespective of whether the replacement or extension was more than 30% larger than the existing dwelling.

- 3.9 In some cases, where an existing dwelling is particularly small, an extension or replacement that exceeds an approximately 30% floorspace increase may still ensure that the resultant floorspace remains below 120m² GIA. In such situations, there would be no loss of a small or medium sized dwelling so the proposal would be considered acceptable in terms of the percentage floorspace increase.

Is the existing building a dwelling?

- 3.10 Policies SD30 and SD31 only apply to the replacement or extension of a building that is already in use as a C3 dwellinghouse as defined in the Use Class Order. This applies to dwellings used as tourist accommodation, which are in C3 use albeit restricted by a holiday use condition. The policies are not relevant if the existing building is in any other use such as C2 Residential institutions or BI(a) Office.

How is the existing dwelling defined?

- 3.11 The supporting text for both policies defines the 'existing dwelling' as the residential unit that existed on 18 December 2002², or, if built after that date, as originally built.

- 3.12 Where a dwelling has been replaced or partially demolished since 2002, the dwelling as existed in 2002 will be considered as the 'existing dwelling' for the purposes of the floorspace calculations rather than the post-2002 replacement unit.

How is floorspace calculated when two dwellings have been converted into one dwelling without requiring planning permission?

- 3.13 Two dwellings can be converted into one dwelling without the need for planning consent. A subsequent application to extend the new dwelling should use the combined floorspace of the two original dwellings as of 18 December 2002.

What is the role of outbuildings in the calculation the existing dwelling's floorspace?

- 3.14 A residential unit may have a number of outbuildings. The presumption is that outbuildings and detached annexes will be excluded from being part of the 'residential

² Date the South Downs National Park was first designated.

unit' as they are physically separate from the main structure even if they provide habitable accommodation, for example, a home office or gym.

- 3.15 However, the supporting text for both policies state that where outbuildings were utilised for ancillary domestic purposes on 18 December 2002, and where the number of outbuildings would be rationalised to improve the appearance of the site, the GIA of the outbuildings may be considered in the assessment of any increase in floorspace.
- 3.16 It is important to note that outbuildings used for non-domestic purposes, such as stables or agricultural buildings, will not be considered in this assessment. Photographic evidence may be requested by the case officer to provide proof of any ancillary domestic usage.
- 3.17 In situations where outbuildings would be rationalised, in order for the floorspace of an outbuilding to be included as part of the existing floorspace calculation, the following criteria need to apply to the outbuildings in question:
- Used for ancillary domestic purposes as of 18 December 2002; and
 - Of substantial construction including those used for habitable purposes, for example, a study or non-habitable purposes, for example, a detached garage.
- 3.18 Outbuildings such as greenhouses and sheds that are not of substantial construction will typically be excluded from this definition.
- 3.19 The rationalisation of outbuildings to improve the appearance of the site usually means either the demolition of outbuildings, or their relocation and rebuilding to become better integrated with the main domestic structure. For example, the removal of a detached garage divorced from the main house, to be replaced by a garage that is sensitively integrated into a new extension to the main house. This principle should only be engaged where there is a clear improvement to the overall appearance and setting of the dwelling and its curtilage. It should be noted that rationalisation does not automatically lead to improvement.

What is the role of loft space and basements in the calculation of the existing and proposed dwelling's floorspace?

- 3.20 The floorspace of a loft is only counted towards the calculation of the floorspace of the existing dwelling if it has a headspace of more than 1.5 metres. This floorspace will need to have been brought into use as habitable accommodation before 18 December 2002. Any floorspace with a headroom of less than 1.5 metres will not be counted. It

should be noted that the onus is on the applicant/agent to show on a plan those areas that are under 1.5 metres high³.

- 3.21 The floorspace of a basement is not counted towards the calculation of the floorspace of the existing dwelling. An exception to this is when a basement was converted to habitable accommodation before 18 December 2002.
- 3.22 The same approach will be taken to calculating the GIA for lofts, basements and other height restricted areas for the proposed replacement dwelling or proposed extended dwelling namely only floorspace with a headroom of more than 1.5 metres will be counted as GIA.

How are permitted development rights taken into account when considering applications for extensions and replacement dwellings?

- 3.23 Some extensions can be built under permitted development (PD) rights. Some applications for substantial extensions cite the extensions that could be built under PD in support of the proposal. Applicants may be asked to provide a Lawful Development Certificate for a proposed development and the Authority would then make a judgement as to whether this is capable / likely of implementation. Any references to PD fall-back should be implementable and not theoretical.
- 3.24 Where extensions have occurred as PD, applicants will be expected to provide details such as the extension size and the date of completion. The planning case officer may also follow up planning and/or building control records to check or ascertain these details.
- 3.25 In line with supporting text paragraphs 7.86 and 7.93 of the Local Plan, PD which has occurred after 18 December 2002 will automatically be excluded from the calculation of the existing dwelling's floorspace.
- 3.26 For avoidance of doubt, the onus will be on the applicant to evidence the date by which previous development has been completed. Where there is any doubt, the case officer will presume that previous extensions do not form part of the 'existing dwelling' for the purposes of calculating the percentage floorspace increase.

How are extant permissions taken into account when considering applications for extensions and replacement dwellings?

- 3.27 Some applications for substantial extensions or replacement dwellings cite extensions or replacement dwellings that were permitted before the adoption of the South

³ It should be noted that for the purposes of the Community Infrastructure Levy (CIL) GIA is calculated using the Core Definition i.e. it includes areas with restricted headroom of less than 1.5 metres.

Downs Local Plan. As stated previously, such permissions should be implementable and not theoretical. Furthermore, a number of appeals have been dismissed having given limited weight to extant fall-back positions that would have caused significant harm in the context of the primary purpose of Policies SD30 and SD31. The Authority may deem it necessary to include a condition or legal agreement on any new planning permission, which prevents the implementation of an extant permission or alternatively, renders the new permission void should the previous permission be implemented.

What does 'approximately' 30% actually mean?

- 3.28 Interpretation of 'approximately' will depend in part on the details of the scheme being considered and what is reasonable to achieve a good scheme. Assuming all other aspects of a proposal are acceptable, a 35% increase on a dwelling may be appropriate if this is what clearly makes sense to optimise design and achieve reasonable functionality. More than a 35% increase will not normally be acceptable unless there are exceptional circumstances (see below).
- 3.29 It should be noted that paragraph 7.93 (Policy SD31) states that '*A larger proposal may be permitted where it can be clearly demonstrated that there will be no harmful intrusive impact in the landscape and that there is an enhancement in the appearance of the host dwelling.*' This provides some further flexibility, but must be judged against the high standards expected in the SDNP and therefore enhancements should be significant. Whether there is enhancement to the host dwelling should be judged against relevant Local Plan policies particularly Policy SD4: Landscape Character and Policy SD5: Design.

How are garages and car ports taken into account in the floorspace calculations?

- 3.30 For the avoidance of doubt, the floorspace of a detached garage, which is used for the purposes of storing vehicles and/or other ancillary domestic storage, will not be included within the percentage floorspace increase. However, integral garages and any additional floorspace located above detached garages that is used for ancillary habitable accommodation, such as guest accommodation or a home office or studio will be included within the percentage floorspace increase. A condition may be applied to ensure that garages are retained for parking purposes, to ensure that they are not converted to additional accommodation in the future.
- 3.31 Carports are open structures that do not create any additional floorspace and therefore are not included within the floorspace calculations.

Question 2: Are there exceptional family needs for a larger extension?

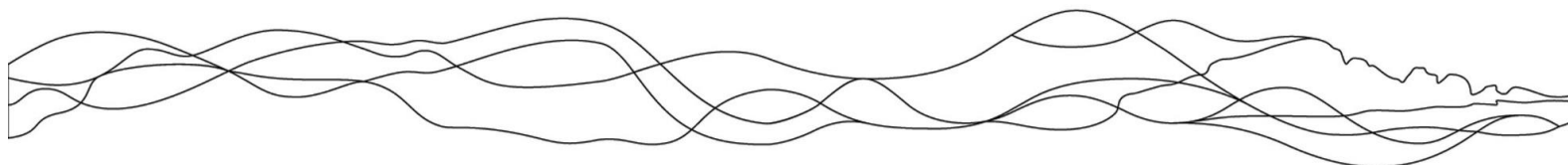
- 4.1 The question of exceptional family needs is only taken into account under Policy SD31 and not SD30. There is no prescribed definition of 'exceptional circumstances', but they fall into two broad groups. Firstly, paragraph 7.93 of the Local Plan talks about exceptional family needs arising from a disabled or elderly member of the family. The needs of a growing family for a larger home is not considered by the Authority to constitute exceptional circumstances. Secondly, exceptional circumstances might be where a larger extension is shown to be an exemplar in respect of landscape or enhancing a heritage asset or an historic setting.
- 4.2 Paragraph 7.94 states that 'robust evidence' will be required to support applications which cite exceptional circumstances. In the example of exceptional family circumstances, this could be in the form of a letter or statement from a qualified medical or clinical practitioner in relation to their patient. This information can be kept confidential and not published on the SDNPA website on the request of the applicant. If relating to landscape, setting and/or heritage, this could require a clear consensus view from relevant officers that the development is of sufficiently high quality to result in a substantial improvement in the setting or heritage status of the site.

Question 3: Would the proposal have an adverse visual impact on the landscape of the National Park?

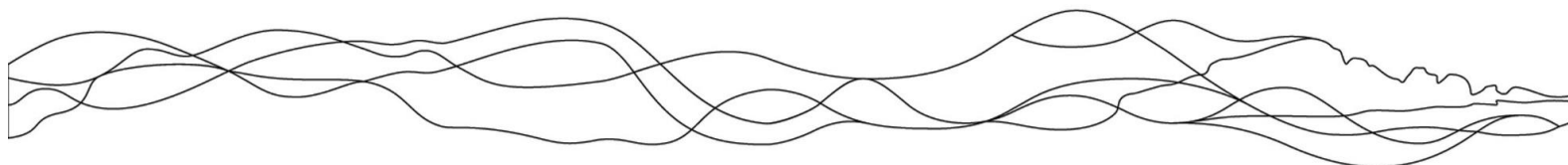
- 5.1 All proposals for replacement dwellings and extensions should be considered for their impact on local character and appearance. In some cases, proposals will not in any event respect local character, fail to complement the scale, height, massing, appearance and character of the existing dwelling, or have an overall adverse impact on the landscape of the National Park. Such proposals should be resisted irrespective of compliance or otherwise with size-based thresholds.

Appendix I: Recent Appeal Decisions

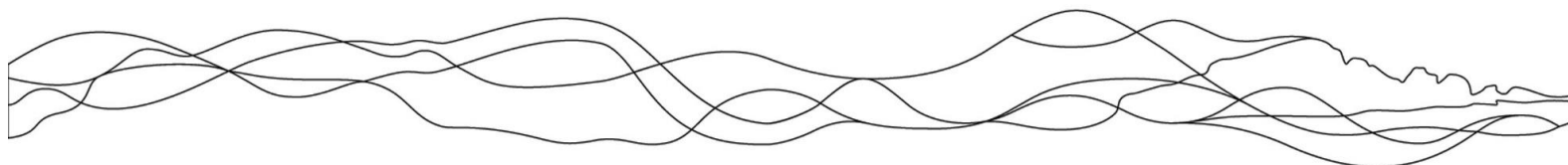
| Policy | Date | Summary | Inspector's Wording | Principle Outcomes |
|--------|------------|---|---|--|
| SD30 | March 2020 | <p>APP/Y9507/W/19/3243542</p> <p>Addresses the issue of an extant permission for a house that is larger than the existing house but smaller than the proposed. The Inspector dismisses the fall back as a justification for the proposal both in terms of size and landscape impact.</p> | <p>'Therefore, although the fallback would result in a dwelling significantly larger than permitted by policy, this would not amount to sufficient justification for a proposal substantially larger again, which would cause significant harm in the context of the primary purpose of Policies SD30 and SD31 of the LP.'</p> <p>'The proposed replacement dwelling would have a greater height and bulk compared to the permitted replacement dwelling. Thus, and notwithstanding its lighter coloured materials, I do not consider that in relative terms the extant scheme would be more harmful in respect of its effect on the character and appearance of the area. Thus, in this regard, I can only give the fallback position limited weight in decision making terms. Indeed, its existence does not justify allowing development which would be more harmful.'</p> | <p>Appeal dismissed</p> <p>Contrary to policy as it would result in the loss of a small home and its replacement with a substantially bigger one.</p> <p>No exceptional circumstances provided.</p> <p>The proposed house would introduce a visually jarring building within the landscape</p> |
| SD31 | March 2020 | <p>APP/L3815/D/20/3245825</p> <p>References para 7.89 of LP that defines small homes <120 m2.</p> <p>Focus on design and space around the dwelling, both of which the Inspector considers acceptable.</p> | <p>'Local Plan polices indicate that a 'small / medium home' is one that has a floorspace of up to 120sqm, and with its existing floor space of 145sqm Yew Tree Cottage therefore falls within the definition of a 'large' dwelling.'</p> <p>I therefore see no basis to the NPA's concern that the rural character and appearance of the area would be adversely affected</p> | <p>Appeal allowed</p> <p>No loss of a small house, the extension is less than 30% and the design is considered acceptable.</p> |



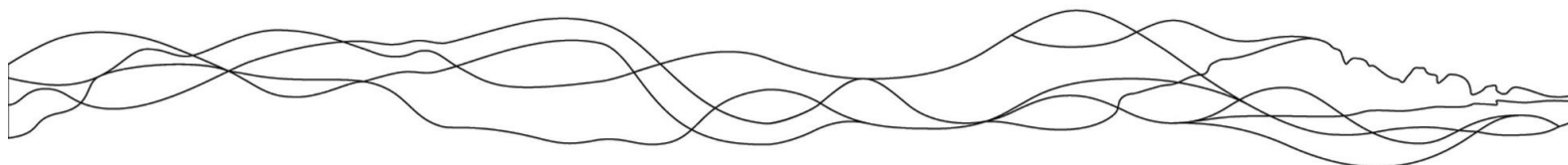
| Policy | Date | Summary | Inspector's Wording | Principle Outcomes |
|--------|----------|--|--|--|
| SD31 | Jan 2020 | <p>APP/Y9507/D/19/3233129</p> <p>The dwelling had already been extended by 48% in 2007 and so any further extension with proof of exceptional circumstances is contrary to policy.</p> <p>No concerns over harm to the setting of the Listed Building</p> | <p>The Authority's evidence on this matter refers to the implementation of planning permission² granted in 2007 to extend the dwelling of South Lodge by around 48%. Therefore, even if the proposal were to adhere with parts b) and c) of Policy SD31, on the basis that the dwelling has already been extended by such an amount post 2002, the proposal to extend the annexe to provide further residential accommodation would not adhere to part a) of the policy. Moreover, I have not been presented with any 'exceptional circumstances' as required by the policy to permit a greater increase in floorspace.</p> | <p>Appeal dismissed</p> <p>Previous large extension post 18-12-2002 prevented further extensions</p> |
| SD31 | Nov 2019 | <p>APP/Y9507/D/19/3230444</p> <p>There is a fallback position with an extant permission that would extend the dwelling by 46%.</p> <p>Inspector clear that this is not a small or medium sized house so a large extension would not reduce the supply of such homes in the NP.</p> <p>The Inspector found the design of the proposed extension unacceptable in relation to the host building.</p> | <p>'Whilst there is no specific policy objection to the principle of a residential extension, the proposal would result in a significant addition which would fail to complement the proportions of the existing dwelling. In this respect, the excessive scale and massing of the proposed extension would be dominant and inconsistent with the existing building. The extent of the proposal would not be visually subordinate and would detract from the simple quality of the original property. The change over the existing situation would be appreciable and the scheme would make a marked difference to the character of this traditional property. Consequently, the proposal would not lead to a significant enhancement in the appearance of the host dwelling that would justify exceeding the 30% size limit stipulated by Policy SD31.'</p> | <p>Appeal dismissed</p> <p>The extension was more than 30% and although it did not result in the loss of a small or medium sized home the proposal was unacceptable in design terms.</p> |



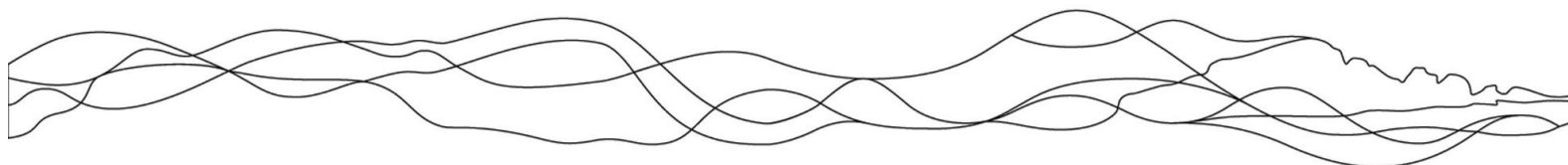
| Policy | Date | Summary | Inspector's Wording | Principle Outcomes |
|--------|----------|--|--|---|
| | | Gave weight to para 172 of NPPF | | |
| SD31 | Oct 2019 | <p>APP/Y9507/D/19/3232336</p> <p>An extension completed post 2002 when combined with current proposal would increase the host dwelling by 60%.</p> <p>The Inspector does not see any landscape harm from the development and indeed sees benefits from replacing wooden outbuildings.</p> <p>The existing house is large and so the extension would not result in the loss of a small or medium sized home.</p> | <p>'In conclusion, the development would not result in the loss of a small or medium sized home. There would be no harmful intrusive impact on the landscape as a result of the proposal. Subject to a condition requiring the removal from the site of the detached wooden outbuilding I consider that the sympathetic design of the kitchen and garage extension, which would be in keeping with the existing building, would enhance the appearance of the host dwelling. In this instance, I conclude that these are other material planning considerations that justify allowing the appeal and these are exceptional circumstances as permitted by Policy SD31.'</p> | <p>Appeal allowed</p> <p>No loss of small/medium home.</p> <p>No harmful intrusive impact on the landscape.</p> <p>These are the exceptional circumstances that allow the appeal.</p> |
| SD31 | Oct 2019 | <p>APP/Y9507/D/19/3230444</p> <p>Increase of 65% - dismissed</p> | <p>The appeal proposal would extend the current floor area of the house, which is 207.89 square metres (sqm) to 343.06 sqm. This would represent a 65% increase in floor area. Significantly above the 30% size limit promoted by Policy SD31 of the SDLP.</p> <p>It is clear from the evidence before me that the appeal property is not a small or medium sized property in these terms and would not be classified as having an impact on the supply of these smaller homes. However, the supporting text</p> | <p>Significantly over the size limit but dwellings was not considered to be a small/medium sized home. The key concern was that the extension would fail to complement the proportions of the existing dwelling i.e. harmful visual impact.</p> |



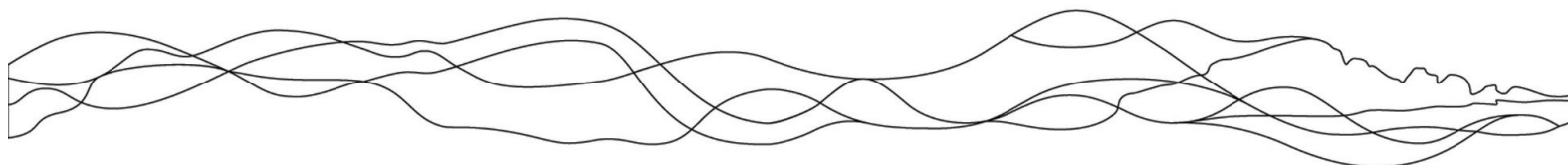
| Policy | Date | Summary | Inspector's Wording | Principle Outcomes |
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| | | | <p>also highlights that sizeable extensions to larger houses are more likely to have an adverse impact on character and appearance.</p> <p>The proposal would result in a significant addition which would fail to complement the proportions of the existing dwelling. In this respect, the excessive scale and massing of the proposed extension would be dominant and inconsistent with the existing building.</p> <p>The extent of the proposal would not be visually subordinate and would detract from the simple quality of the original property. The change over the existing situation would be appreciable and the scheme would make a marked difference to the character of this traditional property. <u>Consequently, the proposal would not lead to a significant enhancement in the appearance of the host dwelling that would justify exceeding the 30% size limit stipulated by Policy SD31.</u> There are no material factors that would amount to 'exceptional circumstances' needed to clearly outweigh the presumption against large extensions above approximately 30% in the SDNP.</p> | |
| SD31 | Sep 2019 | APP/Y9507/D/19/3230829 Increase of 89% - dismissed. | <p>Policy SD27 of the SDNP seeks to deliver a high proportion of two and three-bedroom dwellings... the appeal property is a modest, three-bedroom dwelling and it is thus a medium sized home.</p> <p>The proposal would increase the number of bedrooms at the dwelling from three to five, which would result in the loss of a</p> | <p>Existing dwelling is 'medium' and proposal would result in its loss.</p> <p>Increase in the number of bedrooms was a consideration.</p> |



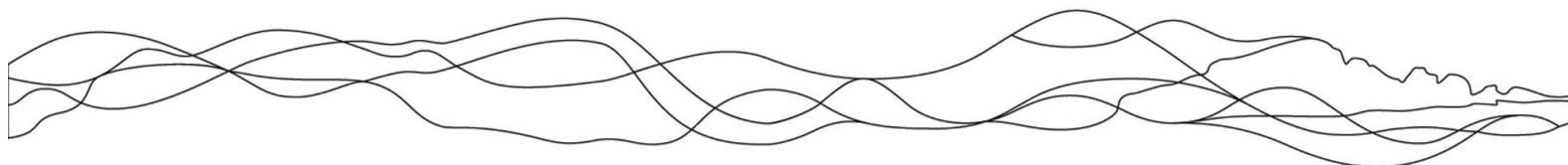
| Policy | Date | Summary | Inspector's Wording | Principle Outcomes |
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| | | | medium sized home. No evidence of 'exceptional family needs' has been put forward by the appellant to justify the size of the proposed extension. Would result in the loss of an existing three bedroom medium sized home for which there is an identified need. | No overriding exceptional circumstances No consideration of visual impacts |
| SD30 | Sep 2019 | APP/Y9507/W/18/3215295 References para 7.89 of LP that defines small homes <120 m2. | 'A 'small' dwelling is defined in the LP as one that has a total Gross Internal Area (GIA) of 120m2 or less. Although this definition relates to new dwellings, in the absence of any alternative, I have had regard to this.' 'The proposal would have a significant adverse visual effect on the character and appearance of the NP, and would also harm the setting of the CA. It also results in the loss of a non-designated heritage asset.' | Appeal dismissed Loss of as small home and replacement by a substantially larger one. Adverse visual impact on the landscape |
| SD31 | Sep 2019 | APP/Y9507/D/19/3230829 Inspector refers to the link between SD27: Mix of Homes and SD31. SD27 seeks to deliver small and medium sized dwellings. The development would increase GIA by 145% and increase the number of bedrooms from 3 to 5. | 'Policy SD31 does not explicitly define the term 'small and medium sized homes'. However, Policy SD27 of the SDNP seeks to deliver a high proportion of two and three-bedroom dwellings as part of standard occupancy housing developments, to meet the identified need for smaller family housing for younger households.' 'As a matter of fact and degree, I consider that the appeal property is a modest, three-bedroom dwelling and it is thus a medium sized home.' | Appeal dismissed Loss of a medium sized house. Substantial increase in GIA without exceptional circumstances |
| SD30 | Sep 2019 | APP/Y9507/W/18/3199004 Increase of 72% - dismissed. | Inspector refers to definition of 'small dwelling' at paragraph 7.89 as "having a total GIA of 120 sqm or less" in the absence | The LP definition of "small dwelling" is taken to be one having a GIA of 120 sqm or less. |



| Policy | Date | Summary | Inspector's Wording | Principle Outcomes |
|--------|----------|--|--|--|
| | | Existing dwelling identified as a non-designated heritage asset that made a positive contribution to the setting of the CA. So main reason for dismissal was impact due to scale form and appearance of modern replacement dwelling that would be starkly different from local vernacular. | <p>of any alternative definition, and notes the GIA on the submitted CIL forms (108m2).</p> <p>The scheme would...result in a significant net increase in the GIA, above the 30% threshold, resulting in a substantially larger replacement dwelling. My conclusion that the replacement dwelling results in an adverse visual impact on the landscape of the NP <i>is also a key consideration in applying this policy.</i></p> <p>Would be contrary to the Council's aims for safeguarding against the loss of small homes in the NP</p> | The scheme would be significantly over 30% increase <i>and</i> would have an adverse visual impact. |
| SD31 | Aug 2019 | <p>APP/Y9507/W/19/3225234</p> <p>Allowed</p> <p>The proposals would not represent an addition of more than 30% given that extensions likely pre-date 2002</p> | <p>Whilst the building is substantial; projecting nearly 11 metres from the main building, the ridge and eaves of the extension would be lower than the host property and would be positioned away from the boundary of the site. Despite its depth the extension would occupy the same footprint as the existing extension which is several metres from the boundary with the neighbouring property. In this context and given the position within a substantially sized garden I consider that it would not appear unduly large in comparison to the house. I find that the overall context of the design of the two storey extension and the single storey garage extension would not adversely affect the character and appearance of the site or the wider area nor would it fail to preserve or enhance the character of the conservation area. Of itself, the Dutch hip to the garage is not a typical feature.</p> | <p>Not over 30% given existing extension likely pre-dates 2002.</p> <p>No adverse visual impact.</p> |



| Policy | Date | Summary | Inspector's Wording | Principle Outcomes |
|--------|----------|---|---|---|
| | | | No harm would result from the proposal to the character and appearance of the area and consequently no conflict in this regard with Policies SD5 or SD31 | |
| SD30 | Aug 2019 | APP/Y9507/W/18/3211903 Increase of 305% - dismissed Extensions and alterations to existing property and construction of one custom/self-build dwelling adjacent. | <p>The extended house would be substantially more than 30% larger in floor-area than the existing dwelling which I would not regard as a modest increase...Improvements to the existing dwelling could be achieved without such a sizable level of extension.</p> <p>The resultant size would be substantially larger than existing to an extent that it would be more intrusive in the rural setting ... and therefore would not accord with this adopted policy.</p> <p>The proposed large new dwelling within the site...would draw further attention to the overall development and its visual impact within this countryside setting. This would, in total, significantly increase the mass of building on the site and reduce the spaciousness of the plot considerably. This spaciousness of the site contributes positively to the National Park scenic beauty.</p> <p><u>The development would result in a significant reduction in the spaciousness of the site which contributes positively to this important landscape setting.</u> Therefore, this which would adversely affect the rural landscape character of this rural location within the South Downs National Park.</p> | Substantial increase in building mass which would cause visual harm to landscape character. |



| Policy | Date | Summary | Inspector's Wording | Principle Outcomes |
|--------|----------|---|--|---|
| SD30 | Jul 2019 | <p>APP/Y9507/W/18/3208006</p> <p>Increase of >100% - allowed</p> <p>Existing bungalow, proposed to be replaced with 2 storey dwelling, is a modern building in group of modern 2 storey buildings</p> | <p>The design approach is appropriate given that it sits in a group of predominantly modern buildings. Additional set back from the road and greater consistency in terms of building height within the group means that there would be a slight enhancement to the character and appearance of the Conservation Area.</p> <p>Following recent extensions the existing building now measures around 192 sqm. It also has a large garden to the rear and 4 bedrooms. Both the existing and the new dwelling would comfortably fall within the "4+ bedroom dwelling" category for the purpose of policy SD27 of the Submission Local Plan, which seeks to achieve a mix of units across the National Park, where new market housing is proposed. <u>Consequently, the proposal represents the replacement of one large dwelling with another one.</u> Whilst the new dwelling would be larger than the existing dwelling and has an additional storey, there would be no loss of a small or medium sized home.</p> <p>The visual impact of the proposed dwelling would be acceptable and there would be no harm to the landscape character of the National Park. Whilst the proposal conflicts with policy SD30, on this occasion the proposal would not lead to harm in terms of the underlying purposes of the policy, which are to protect the supply of smaller homes and protect the landscape character of the National Park</p> | <p>New dwelling would somewhat enhance character and appearance of CA</p> <p>Not a 'small' dwelling to start with being 192 sqm and would fall into 4+ bedroom dwelling category of SD27 – so no loss of small or medium sized home</p> <p>The visual impact of the proposed dwelling would be acceptable</p> |

