
Appeal Decision

Site visit made on 12 July 2017

by R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2 August 2017

Appeal Reference: APP/Y9507/D/17/3175809

'New Barn Cottage', Newbarn Lane, Lordington, Stoughton PO18 9DU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Elms against the decision of the South Downs National Park Authority.
 - The application (reference SDNP/16/06166/HOUS, dated 12 December 2016) was refused by notice dated 2 March 2017.
 - The development proposed is a two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension at 'New Barn Cottage', Newbarn Lane, Lordington, Stoughton PO18 9DU, in accordance with the terms of the application (reference SDNP/16/06166/HOUS, dated 12 December 2016), subject to the conditions set out in the attached Schedule of Conditions.

Preliminary point

2. The site address in the header to this Decision is taken from the application form, rather than from the appeal form, since that seems to identify the site more recognisably: close to the hamlet of Lordington, within the Parish of Stoughton.

Main issues

3. The main issue to be determined in this appeal is the effect of the proposed development on the character of the host building, in its setting.

Reasons

4. The appeal site is located in the countryside, near to a cluster of buildings at Lordington that includes both residential and agricultural buildings. 'New Barn Cottage' is set apart, close to 'Lordington Barn', a detached dwellinghouse, but well away from the public highway. The site is reached by way of a private track through a farm. The Racton Monument is located some distance away, to the south, on a public right of way, but only very limited glimpses of 'New Barn Cottage' can be obtained from public viewpoints.

5. 'New Barn Cottage' (also referred to in the submissions as 'Rat Cottage') is an attractive small dwelling in an idyllic rural setting, with its own cottage garden. The cottage is constructed of flintwork, with brick details, under tiled roofs. It is a very attractive cottage, dating from the nineteenth century, but it is rather small, with limited accommodation. It is not a listed building, neither is it located in a conservation area.
6. It is now proposed that the cottage should be extended by the addition of a side extension, projecting back from the front elevation. The new extension would be constructed in a style to match the existing building, of matching materials. On the ground floor the extension would provide a relatively large kitchen and living area, together with a larger conservatory, with two additional bedrooms on the first floor. The front elevation of the existing building would be lengthened, correspondingly.
7. Among other things, the 'National Planning Policy Framework' has the aim of "requiring good design" in the broadest sense (notably at Section 7). Development proposals should achieve good design standards, which includes recognising the importance of "non-designated" heritage assets, such as 'New Barn Cottage'.
8. The importance of good design is also emphasised in local policies, including policies in the Development Plan, which includes policies from the 'Chichester Local Plan First Review'. Of these, the most relevant are Policy BE11, which deals with general design considerations (including the "intrinsic merit" of the design), and Policy BE12 which applies to "alterations, extensions and conversions" and states that they should "not detract from the existing buildings and their surroundings".
9. 'New Barn Cottage' is small and the accommodation is rather cramped. The appeal scheme would add considerably to the bulk of the existing dwelling. The building is relatively isolated and inaccessible, however, and there is no sound planning reason why a substantial extension should be unacceptable, in principle, subject to the quality of the design. Although it is not a listed building, the existing building is attractive and interesting and it deserves to be respected, in an architectural sense.
10. The proposed extension would extend the front elevation of the cottage and would cover its northern side elevation. It would not, however, have any significant impact on the wider surrounding area or on public views.
11. The affected side elevation is of fine quality flintwork, with brick quoins, but the benefit of creating a much more useful dwelling outweighs the harm to the architecture of the original building. Moreover, the submissions state that the appellant "had planned to retain the flint wall as an internal feature in the new proposal", which would help to mitigate the impact of the extension on the historic fabric. This could be controlled by condition, of course.
12. The extension to the front elevation would be set back in accordance with conventional design wisdom and "normal" practice. That ought not to be considered to be a strict rule, however and it may be that, in this case, a different approach might have been acceptable in design terms. The set back at the front elevation creates a small step in the line of the roof and an

awkward detail at the junction of old and new. Again, however, the benefits of the scheme outweigh the design criticism.

13. The appeal scheme would provide useful additional space and would, thereby, add to the stock of residential accommodation in the locality, albeit in a very limited way. I have concluded that the project would not be in conflict with national planning policies or the Development Plan, in principle, and that it is acceptable in planning terms. In short, I am persuaded that the scheme before me can properly be permitted and, although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.
14. I have, however, also considered the need for conditions and, in imposing conditions, I have taken account of the conditions suggested by the local planning authority in the usual way (without prejudice to their main arguments in the appeal) as well as dealing with matters identified elsewhere in this Decision.

Roger C Shrimplin

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - drawing number PL.103.16-01A (Location Plan and Proposed Site Plan);
 - drawing number PL.103.16-02A (Existing & Proposed Floor Plans);
 - drawing number PL.103.16-03 (Existing Elevations);
 - drawing number PL.103.16-04A (Proposed Elevations).
3. No development shall take place until samples (or specifications) of the materials and drawings (at appropriate scales) of the construction details to be used in the construction of the external surfaces of the new development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, using the approved materials.
4. Any external walling shall conform with a sample panel of flintwork and mortar treatment which shall be erected on site and approved in writing by the Local Planning Authority before work to walling is commenced and shall be maintained as approved unless any variation has been agreed in writing by the Local Planning Authority.
5. No development shall take place until detailed proposals for the treatment of the side wall of the existing house to be exposed as an internal feature have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the affected wall shall not be altered thereafter.
6. No external lighting shall be installed at the site without the prior written approval of the local planning authority.