



Appeal Decision

Site visit made on 9 July 2019

by J Davis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 July 2019

Appeal Ref: APP/Y9507/D/19/3230273

Jiggs, Jevington Road, Jevington, BN26 5QJ

- 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 Christian Hart against the decision of South Downs National Park Authority.
 - The application Ref SDNP/18/05904/HOUS, dated 15 November 2018, was refused by notice dated 10 April 2019.
 - The development proposed is a Two Storey extension forming a master bedroom suite, lounge and utility room.
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Decision

1. The appeal is allowed and planning permission is granted for a Two Storey extension forming a master bedroom suite, lounge and utility room at Jiggs, Jevington Road, Jevington, BN26 5QJ in accordance with the terms of the application, Ref SDNP/18/05904/HOUS, dated 15 November 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1470.01 A, 1470.02 C, 1470.03 A.
 - 3) The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Procedural Matter

2. It has been brought to my attention that the South Downs National Park Local Plan 2014-2033 (SDLP) was adopted on 2 July 2019. The SDLP replaces all of the saved policies of the Wealden Local Plan. It is incumbent on me to take into account the most relevant and up to date information in reaching a decision and I have therefore dealt with the appeal on this basis.
3. Whilst the Wealden Design Guide is referred to in the refusal reason, I have not been provided with a copy of this document and I am therefore unable to take it into account.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the host dwelling, the Jevington Conservation Area and the South Downs National Park.

Reasons

5. The appeal site is located within Jevington Conservation Area. An Appraisal has been produced by Wealden District Council which states that the Conservation Area is noted for its high level of historic form, both in its settlement pattern and the design of individual buildings, many of which are statutorily listed. The widespread use of flint as a building material typifies the traditional means of construction and is widespread throughout the village. Jiggs is referred to in the Appraisal as one of a number of notable houses and cottages of traditional form which are prominent in the street scene.
6. The host property is of traditional form and appearance. The main two storey part of the dwelling is constructed in flint with red brick quoins, with the single storey element to the side comprising white painted brickwork with a clay tile roof above. The property is located on an embankment at a level which is significantly higher than Jevington Road. As such, it is relatively prominent in the street scene from certain vantage points, such as the access to the car park on the opposite side of Jevington Road. Longer distance views are more limited due to the high hedges and trees and the alignment of the road.
7. The proposed extension would adjoin an existing single storey part of the building. The ridge height would be higher than the existing single storey element but would be lower than that of the main two storey dwelling. The roof of the extension incorporates a catslide design which would slope away from Jevington Road, such that the main two storey element of the extension would be set further into the site. This design approach would effectively reduce the scale and mass of the extension particularly when viewed from public vantage points. Public views of the proposal would be limited due to the position of the extension and the natural screening that exists and would be largely restricted to the catslide roof structure.
8. The first floor accommodation would be largely within the roof space of the extension, such that it would appear appropriate in scale and subservient to the host dwelling. The proposed extension would be constructed in materials to match those of the existing extension together with a lead clad dormer window and conservation rooflights. Its design overall would be in keeping with both the host property and the surrounding area.
9. The statutory duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a matter of considerable importance and weight. The proposed two storey extension would be of an acceptable scale, design and appearance and by using appropriate materials, would complement the character of the existing house. Furthermore, it would not be unduly prominent in the street scene and would not result in harm to the character and appearance of the host dwelling or the wider Conservation Area. Consequently, the character and appearance of Jevington Conservation Area would be preserved. Accordingly, there would be no conflict with Policy SD15 of the SDLP which requires development to preserve or enhance the special architectural or historic interest, character or appearance of the Conservation

Area. The proposal would also comply with Policies SD5 and SD31 of the SDLP insofar as they require development to respect local character and be of a sensitive and high quality design which is appropriate and sympathetic to its setting. The proposal would not conflict with the National Planning Policy Framework insofar as it deals with design quality and conservation of natural and historic environments. Furthermore, for the reasons set out above, I am satisfied that there would be no harm to the visual quality or distinctive character of the South Downs National Park and that the proposal accords with the first statutory purpose of the National Park.

Conditions

10. The approved plans condition is imposed for clarity. I have also imposed a condition relating to materials in order to ensure a satisfactory external appearance.

Conclusion

11. For the reasons given above, I conclude that the appeal should be allowed.

J Davis

INSPECTOR