



[RR/2019/244/P](#)

PETT School End, Pett Road

Two storey linked rear extension, revisions to
RR/2016/2412/P

Applicant:	Mr & Mrs Woodbridge
Agent:	Manning Duffie Architects Ltd
Case Officer:	Mr K. Deeprose (Email: kevin.deeprose@rother.gov.uk)
Parish:	PETT
Ward Members:	Councillors R.K. Bird and C.J. Saint

Reason for Committee consideration: The applicants are related to a member of staff

Statutory 8 week date: 1 April 2019

Extension of time agreed to: 24 April 2019

1.0 POLICIES

- 1.1 The following ‘saved’ policy of the Rother District Local Plan (2006) is relevant to the proposal:
- HG8: Extensions and alterations to existing dwellings
- 1.2 The following policies of the Rother Local Plan Core Strategy (2014) are relevant to the proposal:
- OSS4: General Development Considerations
 - EN1: Landscape Stewardship
 - EN2: Stewardship of the Historic Built Environment
- 1.3 The following policies of the emerging Development and Site Allocations (DaSA) Local Plan (Proposed Submission – October 2018) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
 - DEN1: Maintaining Landscape Character
 - DEN2: The High Weald Area of Outstanding Natural Beauty (AONB)
- 1.4 Planning (Listed Buildings and Conservation Areas) Act 1990:
- Section 66 (General Duty as Respects Listed Buildings in Exercise of Planning Functions).
- 1.5 The National Planning Policy Framework and Planning Policy Guidance are also relevant considerations.
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2.0 SITE

2.1 'School End' is a detached dwelling which is situated on the northern side of Pett Road. It is within the High Weald AONB. The dwelling is Grade II listed along with the adjoining property to the east, 'The Old School House'.

2.2 The list description states:

'One building, originally the village school, and the school master's house. Dated 1847. Stuccoed. Slate roof. School End, which was the school itself, is the west wing. One storey. Five windows. Vertical glazing bars only intact. Dripstones over two windows. One pilaster. The Old School House, which was the school master's house at the east end, is of two storeys and one window. Stringcourse and scalloped gable. Dripstones over the windows.'

3.0 HISTORY

3.1 RR/2016/2412/P Two storey linked rear extension. Approved.

3.2 RR/2016/2413/L Two storey linked rear extension. Removal of porch to rear elevation. Removal of porch to east elevation and addition of full height glazing. Granted.

4.0 PROPOSAL

4.1 This application seeks planning permission for a two-storey linked rear extension as an alternative to that previously approved under application ref: RR/2016/2412/P. The main alterations from that previously proposed includes changes to the openings and reduction in eaves height to the link extension (west elevation), and changes to the first floor openings to the rear extension. Also shown on the drawings are replacement windows to the existing dwelling.

4.2 A corresponding listed building consent application has also been submitted in respect of this proposal, ref: RR/2019/245/L.

5.0 CONSULTATIONS

5.1 Parish Council – **SUPPORT APPROVAL**

5.2 East Sussex County Council Archaeology

5.2.1 No objection subject to the imposition of conditions.

5.3 Planning Notice

5.3.1 No representations received.

6.0 APPRAISAL

- 6.1 The main issues for consideration are the impact of the proposal on the special architectural character, historic interest and setting of the listed building; and the effect of the proposal on neighbouring amenities.
- 6.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to local planning authorities when considering whether to grant planning permission for works affecting a listed building, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.3 Paragraphs 193 and 194 of the National Planning Policy Framework state that:
- ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’*
- ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’*
- 6.4 Policies OSS4, EN1 and EN2 of the Core Strategy (2014), along with Policies DHG9, DEN1 and DEN2 of the DaSA, seek to protect the character, appearance and historic interest of dwellings and surrounding areas.
- 6.5 The previously approved application was considered acceptable in terms of the impact of the proposal on the special architectural character and historic interest of the listed building, the existing street scene, as well as neighbouring amenities. Aside from minor changes to the fenestration etc. this current scheme is not significantly different to that previously proposed.
- 6.6 Conservation advice has been sought on the application and it is considered that the proposal would preserve the special architectural character, historic interest and setting of the listed building. Neighbouring amenities would not be adversely impacted upon.

7.0 SUMMARY

- 7.1 The proposed development is considered acceptable in terms of its impact on the special architectural character, historic interest and setting of the listed building, and neighbouring amenities.
- 7.2 The application is supported and planning permission should be granted.

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
Drawing No. P1503-BT-50, dated August 2016
Drawing No. P1609-BT-160, dated June 2017
Drawing No. P1609-BT-225, dated July 2017
Drawing No. P1609-BT-226, dated July 2017
Drawing No. P1609-BT-227, dated July 2017
Drawing No. P1609-BT-350, dated July 2017
Drawing No. P1609-BT-351, dated July 2017
Drawing No. P1609-BT-450, dated July 2017
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the "Planning Practice Guidance – Use of Planning Conditions – Paragraph: 022 Reference ID: 21a-022-20140306."
3. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and in accordance with Policy EN2 of the Rother Local Plan Core Strategy (2014).
4. The archaeological works shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within three months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.
Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and in accordance with Policy EN2 of the Rother Local Plan Core Strategy (2014).
5. Prior to the replacement of the windows to the existing dwelling, 1:2 scale horizontal and vertical sections of the window details, including 1:1 scale horizontal sections of glazing bars and details of the location of the windows in the reveals as shown with a horizontal section of the wall at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter shall be carried out in accordance with the approved details.
Reason: To ensure that special regard is paid in the interests of protecting the special architectural and historic character of the listed building in accordance with Policies OSS4 and EN2 of the Rother Local Plan Core Strategy (2014).

NOTE:

1. The applicant's attention is drawn to the conditions attached to the planning permission RR/2019/245/L.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.