

Development Control Committee

4 October 2018

Committee Update Report

Item 9 – DC/18/1010/FUL - Land Adjacent To Forge Cottage, Blacksmith Lane, Barnham

1. It has been revealed that there is an extant planning permission (SE/03/1667/P) for a detached two storey dwelling granted in 2003, and kept 'extant' by reason of a technical implementation in 2008, on land immediately adjoining the application site. This has been brought to light recently as constructions works have commenced.
2. The issue of the cramped nature of the proposal and the consequential harm to the character of the conservation area and the setting of the listed building is further aggravated by this extant planning permission. The effect of this extant permission is that the current proposal would be all the more contrived in its context, and create a more harmful effect on the rhythm and spaciousness of the street scene and conservation area, by reason of the proximity between the dwellings. Furthermore on this same issue, it is noted that there is a historic precedent for a building in the location of the mentioned extant planning permission for the said two storey dwelling, whereas there is no historic evidence of any development in the location of the current proposal beyond the boundary between Forge Cottage and the former smithy.
3. The proposed dwelling, if erected, would have a close relationship with the dwelling outlined in the extant permission mentioned in terms of their relative locations and proportions. However, given the design of each proposal as well as there being sufficient separation between the sites and some soft landscaping screening put forward in the current proposal, it is considered that the amenity relationship between the proposed dwelling and adjacent dwelling in question is sufficiently acceptable that this factor does not constitute a further reason for refusal.
4. The reason for refusal set out in the report remains therefore, albeit officers consider that this local context relating to this extant permission strengthens the position adopted in relation to the harm arising.