



# PLANNING & HERITAGE STATEMENT

Detached garage

Earnley Place Clappers Lane Earnley  
PO20 7JL

AUGUST 2023





This Planning & Heritage Statement accompanies a householder planning application for the construction of a detached garage with ancillary accommodation above at Earnley Place, Clappers Lane, Earnley; a Grade II Listed building, set within extensive grounds.

## THE SITE & SURROUNDINGS

The application site is situated outside of any designated Settlement Boundary Area within a countryside location, however, is located within close proximity to Bracklesham Bay and its services and facilities. Earnley Place, the host dwelling, is designated as a Grade II listed building located within the Earnley Conservation Area. The appeal site area is shown outlined in red below at Figure 1.

Earnley Place is situated to the eastern side of the plot and features a vehicular access to the northeast corner of the site onto Drove Lane. The access features brick piers and railings to a gravel driveway, lined with grass verge and tree planting. The property has an established flint and brick walls associated with the listed house and has been previously extended with single storey extensions to the east and west.

Earnley Place is set well back from the highway behind mature tree planting, however, can be viewed above the boundary wall and tree planting, and particularly through the opening to the highway. A large pavilion building occupies a central position further west within the site and is used in connection with the private residential dwelling at Earnley Place and has been since the use of the building ceased as an educational facility in 2019. The remainder of the site is laid to grass and features dense tree coverage to the southern and western site boundaries, and within the south-eastern corner of the site.

The site is located within Flood Zone 1, being identified as having the lowest level of flood risk. The area to the west of the site and a small area to the northwest corner of the site, away from any habitable buildings, is situated within Flood Zones 2 & 3. There are no other site-specific constraints.



Figure 1. Site outlined in red



## Planning History

Earnley Place has been historically part of the wider Earnley Concourse and used in connection with the adult education centre use of the site and its wider complex of buildings. The adult education centre ceased its use and as of 2019 Earnley Place has been occupied independently from Earnley Concourse as a residential dwelling. Planning permission LA Ref: E/20/01610/FUL granted consent in November 2020 for the change of use of Earnley Place from adult education centre (Use Class C2) to residential dwelling (Use Class C3) along with the reinstatement of the separate driveway to serve the dwelling.

Outline planning permission was allowed on appeal under LA Ref: E/19/02493/OUT and PINs Ref: APP/L3815/W/20/3255383 for the demolition of Earnley Concourse buildings, Elm Lodge and Gate Lodge and replacement with residential development of up to 32 no. dwellings with associated access and footway works, landscaping, open space and drainage infrastructure at Earnley Concourse. The Inspector in their decision states that whilst the proposals would be at odds with the development plan as a whole the benefits would outweigh the harm.

A recent application for alterations and extensions at Earnley Place comprising single storey additions, fenestration changes and landscaping was refused by the Local Planning Authority and is now the subject of a written representation appeal, (LA Ref: 22/02539/DOM). The reason for refusal stated:

***Earnley Place is listed as being of special architectural or historic interest and the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The property also lies within the Earnley Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality.***

***The proposal includes the construction of a single storey extension, two lean-to single storey extensions, works to the boundary wall and internal alterations. Furthermore, insufficient information has been provided regarding the basement floor, to enable the Council to assess the impact of the works on the special interest of the listed building. It is therefore considered that the proposed works, by virtue of the heavy weight design of the extension would appear visually incongruous, furthermore the length of a lean-to extension, the reduction of height to the boundary wall and internal subdivision of the second floor would result in the loss of historic fabric, obstruction of important features and would fail to preserve the special interest of the building or the character and appearance of the conservation area. The harm would be less-than-substantial, but not be outweighed by any resultant public benefits.***

This application relates to an existing brick built extension to the west of the main house, which is to be clad in zinc. The modern addition is of a traditional design. It is proposed to upgrade this part of the dwelling and provide a contemporary and contrasting finish to the previously extended part of the dwelling so that it reads as visually and distinctly separate from the host house.



## RELEVANT PLANNING POLICY

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF), the South Downs Local Plan and Neighbourhood Plan.

### National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was revised in July 2021. Paragraph 130 requires that planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 concerns design and informs that achieving well-designed places is one of the key components of achieving sustainable development. Paragraph 126 states that; 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. Section 12 also requires planning policies and decisions to ensure that development is designed to function well and add to the overall quality of the area for the lifetime of the development. Including quality of architecture, layout and effective landscaping, a sympathetic to local character and history. The section also supports innovation and change and encourages that design should achieve a strong sense of place through an appropriate amount and mix of development through arrangement of streets, spaces, building types and materials. Design should also achieve places that are accessible, and which promote health and well-being with a high standard of amenity for existing and future users are also encouraged.



The application site is located within Earnley Conservation Area and is a designated Grade II listed building and as such the site lies within and forms designated heritage assets. Section 16 of the NPPF is therefore relevant to this application. Within this section paragraph 194 of the National Planning Policy Framework advises that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.” An assessment of the impacts of the development on the heritage assets is included within the Heritage Assessment submitted alongside this report.

Paragraphs 206 and 207 relate to Conservation Areas and World Heritage Sites. Para. 206 states: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207 states: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

## Local Plan Policy

The Chichester Local Plan (CLP): Key Policies was adopted in July 2015 and the policies relevant to the application proposal are Policy 1 (Sustainable Development), Policy 2 (Development and Settlement Hierarchy) and Policy 47 (Heritage & Design).

Policies 1 and 2 set out the strategic approach to sustainable development with the district and provides the hierarchy of the settlements for the District. Establishing the locations and role of the settlements to support sustainable development. The application site is located outside of any designated settlement but forms an existing established residential dwelling and as such alterations and extension are considered acceptable where they meet other development management criteria.

Policy 45 relating to Development in the Countryside is also relevant and states: Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements. The application proposal relates to residential development involving an existing dwelling within the countryside and as such is compliant with Policy 45.

Policy 47 states that proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following (extracted) guidance:



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- a) The use of traditional, local materials and adherence to local building techniques and details, where appropriate;
- b) The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan form of listed buildings and historic building groups;
- c) Appropriate use of the heritage asset that is compatible with the conservation of its significance;
- d) The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;

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## CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

### The Proposals

Earnley Place has previously been extended in its capacity as an adult education centre with a number of less than sympathetic additions and alterations. Use of the building as a large family home is considered appropriate by way of the granted of change of use to residential in 2020. In order to be suitable for modern family living the property requires updating and, in this case, garaging is proposed to serve the host house. The proposal includes the provision of a triple garage, with ancillary accommodation within the roof space. The garage would be located to the east of the property adjacent to the access driveway and close to the eastern site boundary.

### Design & Appearance

The garage has been designed in simple form to reflect a traditional rural outbuilding and would incorporate the use of side hung oak doors, local stock bricks and clay tiles which are entirely appropriate with the location of the building close to and within designated heritage assets. The materials would reflect those of the host listed property, which comprises brickwork elevations, and accords with the requirements of policy 47 of Chichester District Local Plan in that they are traditional and locally sourced.

The ridge and eaves have been kept low and there are no prominent openings proposed within the roof space. 3 no. rooflights proposed to the east facing roof slope would be of a conservation style. The garage has been designed to be subservient to the host house, so as not to visually compete with the listed building, neither would it dominate its setting or that of the wider conservation area. The design and massing of the garage, along with the use of high quality vernacular materials would ensure that the proposal conserves and enhances the special historic and architectural interest of the conservation area, being relatively well screened and close to the existing access.

Internally a staircase has been incorporated to simplify the external appearance of the building and to provide access to the roof space and a home studio/shower room to be used in connection with Earnley Place.

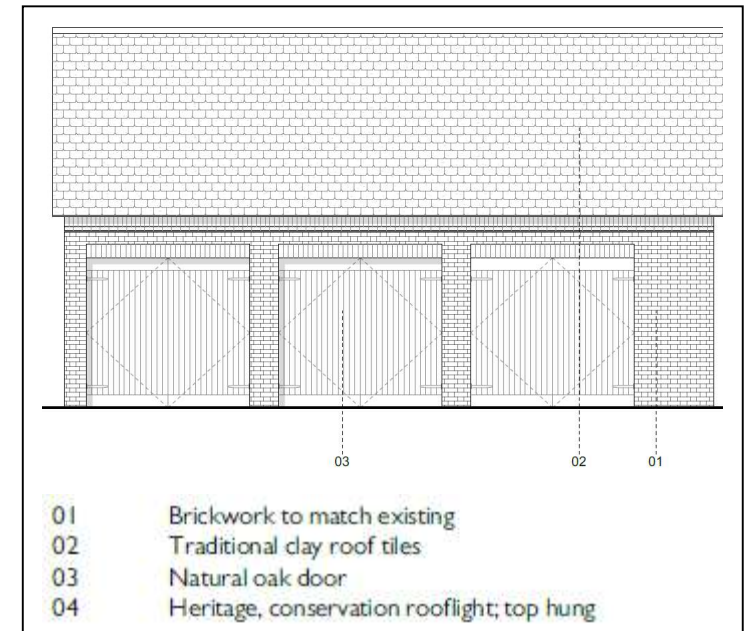


Figure 2. Proposed west elevation and materials palette



## Layout & Scale

The garage has been located to ensure it would not dominate the listed building or its setting and in order to benefit from existing planting and screening along the eastern site boundary and to the access driveway. Being set behind the 'dog leg' to the eastern site boundary, the proposed garage would be partially screened from wider view.

The garage would not be located within close proximity of any neighbouring properties and would have no impact on the residential amenities given its siting, pitched roof design, low ridge and eaves height and the proposed ancillary use of the building. The garage has minimised bulk and massing with a low roof height and its design features simple clean lines with timber doors and heritage rooflights which sit comfortably on the property without detracting from the character or appearance of the host house.

The site at Earnley Place is extensive with large grounds and walled gardens which have a more intimate relationship to the host house. The proposal is considered of a scale commensurate to the property and its setting. Consequently, it is considered that the scale of the works is such that the proposals would not be detrimental to the setting of the listed building or the character and appearance of the wider Conservation Area.

The explanatory text within Local Plan Policy 47 suggests proposals affecting designated heritage assets and their settings should demonstrate that the location, form, scale, massing and external appearance of developments should conserve and enhance the special historic and architectural interest of the conservation area. The proposed garage would be well located within the site and to the host house, partially screened from wider view and set on the existing access driveway. As such it would have limited visual impact and the appearance of the Conservation Area would be preserved. Tree removal required to site the garage has been kept to a minimum and are trees categorised as low quality. Trees for removal are shown on the proposed site plan extracted at Figure 3.



Figure 3. Extract proposed site plan





## Access and Parking

Access to the property will remain unchanged from the existing driveway and access to the northeast of the site from Drove Lane. Alterations to the entrance are proposed to enhance the setting of the Earnley Conservation Area but would have no impact on the vehicular access or cause harm to highway safety. The size of the garage proposed is considered appropriate to serve the dwelling and levels of parking are more than adequate for the size of property.

## Heritage Considerations

The list description for Earnley Place reads:

***C18. Two parallel ranges. Two storeys and attic. Three windows. Two dormers. Red brick and grey headers. Modillion eaves cornice. Tiled roof. Glazing bars intact.***

The proposal relates to development within the curtilage of the Grade II listed building which is part of the designated Earnley Conservation Area. The works have been fully considered taking into account the character of the listed building and its setting and are required in order to upgrade the accommodation to support modern living. The proposed garage is considered commensurate to the size of the host house with the facilities generally associated with an extended family home of this size. The external appearance of the garage and its size, being subservient to the main dwelling in terms of its scale and proportions, is appropriate for its ancillary use and does not dominate the setting of the listed building. It would make a positive contribution to the appearance of the conservation area given its traditional and simple form and appropriate design and use of high quality vernacular materials. It is considered that the small-scale nature of the structure, along with the use of traditional materials is such that the proposals would not be detrimental to the setting of the listed building or the character and appearance of the wider Conservation Area.

## Biodiversity

In accordance with Local Plan Policy 49 the development could safeguard the biodiversity value of the site by providing appropriate mitigation of habitats and species and the applicant would accept the imposition of relevant planning conditions to secure if necessary.



## CONCLUSION

This proposal at Earnley Place for the provision of a garage with ancillary accommodation above have been fully considered in terms of the impact on the listed building. The proposals would enhance the house without detracting from the character of the listed property, its setting within the Conservation Area or the wider appearance of the rural setting. The works are considered necessary in order to keep the listed building as a functioning family home and includes the use of traditional materials.

The scheme has been designed to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest. Overall, the scale and nature of the proposal are such that the design quality and setting of the heritage assets would be preserved and enhanced. The building would be respectful to the character and appearance of the listed building, conservation area and their historic setting.

Based on the above assessment, it is considered the proposals comply with the Council's Development Plan and the considerations material to the case, and there are no material considerations that indicate otherwise therefore, subject to conditions, permission should be granted at the earliest opportunity.