

Planning List – 2nd February 2023 to 10th March 2023

Reference 22/04636/HOUS

26 Charlton

Single storey rear extension.

Planning Officer – Beverley Stubbington

Deadline for Comments – 20th December 2022

Singleton and Charlton Parish Council Comment – We have studied this application and note that the proposal appears to be in breach of South Downs policy SD31, which limits extensions to 30% of the floor area as it stood at 1 April 2011.

The property is at present very small and would undoubtedly benefit from a sympathetically designed extension. Furthermore, being on a large plot, it would seem capable of accommodating an increase in floor size in excess of the 30% limit; indeed, the Core Policy document states (at p138, para 7.94) *“A larger proposal may be permitted ...”*.

However, the Policy document continues, *“... where it can be clearly demonstrated that there will be no harmful intrusive impact in the landscape and that there is an enhancement in the appearance of the host dwelling”*. Notwithstanding the comments in the Design and Access Statement, the extension would be visible from various points, including properties either side and from across the meadow to the north; furthermore, from the drawings, it appears to be more than 1.5m higher than the newly constructed garage-barn at neighbouring 24 Charlton.

Following consideration of the plans and input from nearby residents, we feel that the height and general design and scale of the proposed extension, as well as the design of the passageway at the rear, fall short of meeting the criteria for exceeding the 30% limit.

It has also been drawn to our attention that the property has historic significance as the isolation kennels for the renowned Charlton Hunt, dating back to 1730, suggesting being that it ought to benefit from listed building status. Having said that, we are aware that such buildings need to be adapted to modern living in order to remain cared for and conserved: on balance, we feel that the general thrust of our comments would be much the same if the property were listed.

We note from the application form that no advice was sought from the Local Authority in advance of making the application and we would strongly recommend that such advice be sought; we would also be pleased to arrange a meeting between the applicant and one or more Parish Councillors if this might be felt useful.

SDNP Decision – Refused

Reference 22/05495/TCA

The Chase, Foxhall, Charlton

Notification of intention to crown reduce south sector(over neighbouring property) by 1.5m and on east sector (overhangs driveway) by 1.5m on 1 Robina tree.

Planning Officer – Henry Whitby

Deadline for Comments – 4th January 2023

Singleton and Charlton Parish Council Comment – We have studied this notification and have no objection to this maintenance trim.

SDNP Decision – Raise No Objection

Reference 22/05836/TCA

Flambards, Grove Road, Singleton

Notification of intention to re-prune to back extension growth to previous points on 4 False Acacias trees.

Planning Officer – Henry Whitby

Deadline for Comments – 1st February 2023

Singleton and Charlton Parish Council Comment – We have studied this notification and the supporting documents and fully support the proposed maintenance programme for these trees.

SDNP Comment – Raise No Objection

Reference 22/05832/FUL

Sunnyhurst, Paddock Lane, Singleton

Application for 1 three bedroom detached dwelling with detached garage to supersede previous full planning approval for 1 four bedroom replacement dwelling with detached garage (under SDNP/18/01390/FUL).

Planning Officer – Beverley Stubbington

Deadline for Comments – 7th February 2023

Singleton and Charlton Parish Council Comment – We have studied the application and supporting documents and believe the general styling and design fit in well. However, we have concerns about the height and overall scale of both the proposed house and the garage, both being somewhat larger than that approved in 2018. Referring back to images of the original bungalow, it would seem likely that the 2018 permission already exceeded the limit set out in SDNPA Core Policy SD30, which limits the gross internal area of the replacement dwelling to no more than 30% larger than that of the original; we do not believe that a further increase in scale beyond the 2018 permission would be appropriate for the site or could be justified under Core Policy SD30.”

SDNP Comment –

Reference 22/05571/FUL

3-11 Church Way, Singleton

Replacement of roof coverings to 8 dwellings.

Planning Officer – Beverley Stubbington

Deadline for Comments – 14th February 2023

Singleton and Charlton Parish Council Comment – We have studied this application and viewed the new tiles where they have already been fitted. While clay would obviously be preferable, the original clay tiles clearly have not performed well and we recognise the benefit of spending a limited budget on attractive concrete tiles rather than on poor quality clay. However, despite the new tiles being called “Antique” by the manufacturer, they do not at all resemble natural or antique clay (nor, indeed, the image on the manufacturer’s website): they are more grey in appearance than red. And they seem likely to become ever more grey as they age.

The manufacturer’s website shows a wide range of colours for plain tiles and we would suggest that a selection of samples be obtained in order to establish which would most closely replicate the natural clay being replaced. Obviously this is something for the planning authority to be involved in; ideally, local residents (including any Parish Councillors who wish to be involved), would also be given the opportunity to contribute to this selection process.

SDNP Comment –

Appeal Under S78

Reference 21/03290/FUL

North Lane House, North Lane, Charlton

Replacement of existing domestic outbuilding with a single-storey barn to for a self-contained holiday let (C3)

Planning Officer – Lauren Cripps

Representations to be sent to - Neal Oliver

Deadline for Comments – 13th February 2023

Singleton and Charlton Parish Council Comment – The Parish Council wishes to modify its previous comment as follows: The Parish Council are supportive of this planning application.

Reference 23/00712/TCA

Sunnyhurst, Paddock Lane, Singleton

Notification of intention to fell 2 unknown trees.

Planning Officer – Henry Whitby

Deadline for Comments – 28th March 2023

Singleton and Charlton Parish Council Comment –

SDNP Comment -