



**TO:** Planning Committee South  
**BY:** Head of Development  
**DATE:** 25 April 2017  
**DEVELOPMENT:** Demolition of the existing bungalow and erection of four residential units as two pairs of semi-detached properties  
**SITE:** Firside Lower Faircox Henfield West Sussex  
**WARD:** Henfield  
**APPLICATION:** DC/17/0411  
**APPLICANT:** Mr & Mrs Huckson

**REASON FOR INCLUSION ON THE AGENDA:** More than 8 letters of representation contrary to the Officer's recommendation have been received.

**RECOMMENDATION:** To permit the application subject to conditions

**1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

**DESCRIPTION OF THE APPLICATION**

- 1.1 The application seeks full planning permission for the demolition of the existing dwelling and the erection of 2 x pairs of semi-detached dwellings.
- 1.2 Each plot would measure to a depth of 25m and width of 7m, with the proposed dwellings positioned centrally. Amenity space would be provided to the rear of the dwellings (measuring approximately 60sqm) with parking for 2 x vehicles per dwelling and 1 x visitor space provided to the front.
- 1.3 Each pair of dwellings would measure to a depth of 13.6m and a width of 12m, and would extend to a total ground floor area of approximately 163sqm. The proposed dwellings would incorporate gable features to the front and rear, with pitched roof extending to an overall height of 8.2m. The proposal would extend over three storeys (with bedroom and ensuite built into the roof) and would incorporate a ground floor flat roof projection to the front.
- 1.4 The proposed dwellings would be half finished in facing brick and horizontal timber cladding, with plain clay tiles to the roof. The proposed dwellings would provide a kitchen/living room/dining room on the ground floor, 2 x bedrooms (one with en-suite), bathroom and study to the first floor, and one bedroom (with en-suite) to the second floor.

## DESCRIPTION OF THE SITE

- 1.5 The application site lies within the designated built-up area of Henfield, set back from the public highway of Lower Faircox and serviced by an existing access driveway. The site is surrounded by properties of varying size and appearance, all of which are oriented at various angles to the site.
- 1.6 The site itself is relatively flat, with the properties to the north set above the site, and those to the south and west set below. The site is well screened by mature trees to the south and west, with mature hedging provided along the north and western boundaries.
- 1.7 The rear gardens of the neighbouring properties bound the site, and extend to a depth of approximately 24m.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
  - NPPF1 - Building a strong, competitive economy
  - NPPF3 - Supporting a prosperous rural economy
  - NPPF6 - Delivering a wide choice of high quality homes
  - NPPF7 - Requiring good design
  - NPPF14 - Presumption in favour of sustainable development

### RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
  - HDPF1 - Strategic Policy: Sustainable Development
  - HDPF2 - Strategic Policy: Strategic Development
  - HDPF3 - Strategic Policy: Development Hierarchy
  - HDPF15 - Strategic Policy: Housing Provision
  - HDPF16 - Strategic Policy: Meeting Local Housing Needs
  - HDPF32 - Strategic Policy: The Quality of New Development
  - HDPF33 - Development Principles
  - HDPF40 - Sustainable Transport
  - HDPF41 - Parking
  - HDPF15 - Strategic Policy: Housing Provision
  - HDPF16 - Strategic Policy: Meeting Local Housing Needs

### RELEVANT NEIGHBOURHOOD PLAN

- 2.4 **Henfield Neighbourhood Development Plan**  
Following a court decision on 13 October 2016, Henfield Neighbourhood Development Plan has been quashed. The Parish Council is currently considering how they will move forward. Henfield Parish continues to be covered by the Horsham District Local Plan, and this plan remains the current and up to date plan for the area.

### PLANNING HISTORY AND RELEVANT APPLICATIONS

		02.05.1956		
HF/13/67	Dwelling and garage.	Application	Refused	on
		05.04.1967		
HF/60/68	Bungalow.	Application	Permitted	on
		23.01.1969		
HF/17/69	Detached bungalow and garage.	Application	Permitted	on
		21.03.1969		
HF/33/69	Amendments to hf/17/69	Application	Permitted	on
		25.04.1969		

### 3. OUTCOME OF CONSULTATIONS

#### INTERNAL CONSULTATIONS

3.1 N/A

#### OUTSIDE AGENCIES

3.2 **County Council – Highways:** No Objections

3.3 **Southern Water:** No Objections

3.4 **Services Management, Waste Services:** No Objections

#### PUBLIC CONSULTATIONS

3.4 **Parish Council:**

3.5 A total of 16 objections were received, and these can be summarised as follows:

- Overlooking and loss of privacy to surrounding properties
- Impact on trees – development could significantly undermine the root structure of established trees
- Use and access to public tway which borders the site
- Overdevelopment of the site and disproportionate to existing dwelling
- Out of keeping with surrounding development
- Access to site by emergency vehicles
- Increased traffic during construction and lifetime of development
- Overbearing impact upon neighbouring properties
- Length of pedestrian/vehicular access and associated safety issues
- Noise and pollution during construction and over lifetime of development
- Inadequate parking provision
- Unnecessary development with no justification of need

### 4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

## **5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

## **6. PLANNING ASSESSMENTS**

- 6.1 The application seeks full planning permission for the demolition of the existing dwelling and the erection of 2 x pairs of semi-detached dwellings.

### **Principle of Development**

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.3 The site lies within the designated built-up area of Henfield, which is categorised as a "Small Town and Village" under Policy 3 of the HDPF. There is a presumption in favour of sustainable development within the built-up area, and as such, the proposal is considered acceptable in principle, subject to all other material considerations.

### **Character of the dwellings and visual amenities of the street scene**

- 6.4 Policies 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings.
- 6.5 The wider area consists of a mix of detached and semi-detached properties of both single and two storey nature, all of which are built along relatively continuous build lines that front the highway. It is noted that whilst the build pattern of the surroundings is relatively uniform (consisting of dwellings built along the public highway) a similar dwelling, known as Hunters End is set back off the highway, to the rear of the surrounding properties. The plot sizes of the surrounding properties vary, with properties to the north consisting of large elongated rear gardens, and properties to the south consisting of shallower curtilages.
- 6.6 The proposed dwellings would each measure to a total floor area of approximately 72sqm, and would be positioned centrally within a curtilage of approximately 140sqm. Whilst noted that the proposed layout of the site would contrast against the surrounding build pattern of dwellings, the pattern of development is not considered to be so characteristic that would warrant a refusal on these grounds. It is therefore considered that the proposed layout of the dwellings would not result in harm to the character of the site and surroundings.
- 6.7 The application site and surroundings slope on an incline from south to north, with the proposed height of the dwellings seeking to transition between the single storey dwellings to the south and the adjacent properties to the north which sit on higher ground. This transition is considered an appropriate and informed approach that would limit physical and visual impact and reflect the character and pattern of development of the wider street scene. In addition, the plot size of each dwelling is considered to provide a sufficient amount of amenity space that would reasonably reflect the built surroundings and pattern of development. Therefore, the position of the dwellings would retain a level of openness between the surrounding properties, with the form and appearance of the dwellings considered to provide visual relief and interest.
- 6.8 The street scene is characterised by a mixed vernacular and material palette, with no discernible or distinguishable character within it. The proposed dwellings would be finished

in facing brick and horizontal cladding, with plain clay tiles to the roof. The proposed finish and appearance of the dwellings is considered to be of a high quality, with the overall design and appearance considered to improve the visual aesthetics of the site, and complement the character of the surroundings.

- 6.9 The application site forms an existing backland site, set back from the public highway. In its current layout the site does not relate to the surrounding pattern of development, and is not visible from the street scene. The introduction of semi-detached dwellings is therefore not considered to detract from the overall character and build pattern of the surroundings. Given the nature and form of the built surroundings, the proposed plot size and layout of the dwellings are considered to be reflective of similar development within the area, with the proposal considered to maintain the characteristics of the surrounding build pattern, in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015).

### **Amenities of the occupiers of adjoining properties**

- 6.10 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties. The Horsham District Design Guidance on House Extensions states that rear window to rear window distances should be no less than 21m, with blank gable to rear elevation distance at a minimum of 10.5m.
- 6.11 The application site lies centrally, surrounded by residential properties to the north, south, east and west. Given the natural topography, the dwellings to the south are set below the site, with the dwellings to the north positioned on higher ground. A number of the objections received raise concern with the scale of the development and the impact the proposed dwellings would have on the amenities of neighbouring properties surrounding the site. In particular, given the natural topography of the site in relation to the surroundings, the objections are concerned that the proposed development would lead to unacceptable overlooking, loss of privacy, and loss of natural light.
- 6.12 It is considered that while the proposed development would increase the number and height of dwellings on the site consideration has been given to limit the impact upon the surrounding neighbouring properties.
- 6.13 The proposed dwellings would be positioned centrally within the site, with the rear elevations positioned approximately 23m from those of the neighbouring properties to the west, and the flank side elevations positioned approximately 20m from the neighbouring properties to the north and south. The natural topography would result in the ridge height of the proposed dwellings being approximately level with the eaves height of the neighbouring properties to the north, with the first floor windows positioned in line with the ridge height of the neighbouring properties to the south and west.
- 6.14 The proposed dwellings would be positioned in excess of the 21m and 10.5m respectively recommended within the Horsham District Design Guidance Leaflet on House Extensions. As such, the dwellings are considered to be sited at an appropriate distance to reduce potential overlooking and loss of privacy. In addition, it is considered that the windows of the proposed dwellings have been positioned and oriented to address potential overlooking, with the size of the openings considered reasonable to allow a sufficient amount of natural light whilst also limiting potential outlook.
- 6.15 Although the additional dwellings, extending over two storeys (with rooms in roof) would result in an increased perception of overlooking, given the differing ground levels and the size of the gardens to the adjacent dwellings, it is considered that the angle of degree would provide limited views into the neighbouring gardens. In addition, whilst soft landscaping such as hedging cannot be relied upon to make development acceptable, the

mature screening along the southern and western boundaries would go some way to reduce the perception of overlooking to the adjacent properties. In order to ensure that this mitigation is continued, it is considered reasonable to impose a landscaping condition to maintain the screening along the western and southern boundaries.

- 6.16 A landscape condition is recommended to mitigate the impact along the western boundary and it is considered that the impact upon the neighbouring properties through overshadowing, loss of light and privacy would be limited. As such, it is not considered that material harm would be caused by the development, in accordance with Policy 33 of the Horsham District Planning Framework.

### **Existing Parking and Traffic Conditions**

- 6.17 Policy 41 states that development should provide safe and adequate access and parking, suitable for all users.
- 6.18 The proposed development would provide a total of 9 x parking spaces (2 per dwelling with 1 x visitor space). The spaces would each measure 2.4m x 4.8m, and would be positioned at 90 degrees from the access, with 3 of the spaces positioned to the north of the site. The existing access to the site would be retained in its current form, with no alterations proposed.
- 6.19 The proposed parking is considered suitable for vehicles, with adequate allocation provided within the development. Whilst a number of objections have been received raising concerns with the anticipated level and frequency of traffic, WSCC Highways consider that the D-class nature of the road, as well as its allocation as a no-through road, restricts the anticipated frequency of movements. It is also acknowledged that the existing access is sufficient in its current form, and whilst additional trips would be generated by the additional dwellings/vehicles, this is not considered to be so great as to cause harm to the function of the highway network.
- 6.20 The proposal is therefore considered to provide safe and adequate access and parking, suitable for all users, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

### **Conclusion**

- 6.21 The proposed dwellings are considered to be of a scale, design and form that would be sympathetic to the character and distinctiveness of the site and wider landscape, whilst of a siting and orientation that would not materially harm the amenities of neighbouring properties. In addition, the proposal is considered to provide sufficient parking and turning space on site, and would not result in 'severe' harm to the function of the public highway network. As such, the proposal is considered to accord with policies 3, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

## **7. RECOMMENDATIONS**

- 7.1 It is recommended that planning permission be approved, subject to the following conditions:
- 1 Approved Plans
  - 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development, except for demolition of the existing building, shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development, except for demolition of the existing building, shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next

planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse and recycling has been made for that dwelling or use in accordance with drawing number 1656.PL05 received 22.02.2017. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan 1656.PL01 received 22.02.2017 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 1656.PL05 received 22.02.2017. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

#### NOTE TO APPLICANT

A formal application for connection to the public sewerage system is required in order to service the development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).