



**TO:** Planning Committee North  
**BY:** Head of Development  
**DATE:** 6 June 2017  
**DEVELOPMENT:** Erection of a 1.25m black metal railing to front of property  
**SITE:** 5 Dutchells Copse Horsham West Sussex RH12 5PD  
**WARD:** Holbrook East  
**APPLICATION:** DC/17/0798  
**APPLICANT:** Mr Andrew Baldwin

**REASON FOR INCLUSION ON THE AGENDA:** Member Application

**RECOMMENDATION:** To grant planning permission subject to conditions

**1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

**DESCRIPTION OF THE APPLICATION**

- 1.1 The application seeks consent for the erection of 1.25 metre high black railings to the front boundary of the property, either side of the central access.

**DESCRIPTION OF THE SITE**

- 1.2 The application site comprises a two-storey dwellinghouse with detached front garage on the southern side of Dutchells Copse within the built-up area of Horsham. As existing the property features a largely open frontage, with the boundary of the site marked by soft landscaping and recently planting. The front boundaries of adjoining properties along Dutchells Copse are a mixture of planting and brick walls. This is in contrast to properties opposite the site on Burns Close, which are more open in character.

**2. INTRODUCTION**

**STATUTORY BACKGROUND**

- 2.1 The Town and Country Planning Act 1990.

**RELEVANT GOVERNMENT POLICY**

- 2.2 **National Planning Policy Framework:**  
NPPF7 - Requiring good design

## RELEVANT COUNCIL POLICY

### 2.3 **Horsham District Planning Framework (HDPF 2015)**

HDPF1 - Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF33 - Development Principles

## RELEVANT NEIGHBOURHOOD PLAN

2.4 There is no 'made' plan for North Horsham.

## PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/04/0100 Two-storey side extension and conservatory

Application Permitted on  
26.04.2004

## 3. **OUTCOME OF CONSULTATIONS**

### CONSULTATIONS

3.1 No consultations were necessary for the application

### PUBLIC CONSULTATIONS

3.2 No representations were received from interested parties.

## 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 main issues in the determination of this planning application relate to the impact of the proposal on the character and appearance of the site and surroundings, and the impact on neighbouring amenity.

### Character and appearance

6.2 The proposed railings would introduce a form of boundary treatment which is not prevalent in the immediate surroundings. Any visual contrast between the proposed railings and adjoining properties would though be softened by existing planting within the boundary of the site, and the railings would primarily be viewed against the backdrop of this planting and the main building. The proposed height would be entirely appropriate in the context of immediately adjoining properties and, given the existing landscaping within the site, would

not appear unduly prominent or incongruous. For these reasons the proposed railings are considered acceptable and accord with policy 33 of the HDPF.

Impact on neighbouring amenity

- 6.3 The scale, siting and nature of the proposal would not lead to any adverse impact on neighbouring amenity and as such there is no conflict with policy 33 of the HDPF.
- 6.4 The proposal would not impinge on visibility for vehicles leaving the site with the resulting arrangement comparable to adjoining properties. The proposal would not have a severe adverse impact on surrounding highways and therefore accords with policy 40 of the HDPF.

**7. RECOMMENDATIONS**

- 7.1 It is recommended that planning permission be granted subject to the following conditions:
  - 1. A list of the 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.

Background Papers: DC/17/0798