



TO: Planning Committee North

BY: Development Manager

DATE: 01 August 2017

DEVELOPMENT: Proposed erection of a single 3-bedroom dwelling, detached triple garage and construction of new driveway.

SITE: The Old School, Brighton Road, Lower Beeding, Horsham, RH13 6NQ

WARD: Nuthurst

APPLICATION: DC/17/0954

APPLICANT: **Name:** Mr & Mrs Lloyd **Address:** The Old School, Brighton Road, Lower Beeding, Horsham, RH13 6NQ

REASON FOR INCLUSION ON THE AGENDA: 8+ letters of support have been received, contrary to officers recommendation

RECOMMENDATION:

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 erection of a single 3-bedroom dwelling, detached triple garage and construction of a new driveway. The proposed dwelling would be situated on land currently used as the rear paddock and residential curtilage of the existing dwelling of The Old School House, Brighton Road. The proposal is to erect a chalet style new L shaped dwelling with living accommodation provided within the roof-space incorporating one large gable end, two small roof dormers and 5 no roof-lights. The dwelling would be constructed of facing brick, with horizontal timber cladding, timber windows and doors and a clay tiled roof. The dwelling would utilise the existing access to the site currently serving the Old School House with the existing driveway retained and extended. A new triple detached garage and associated driveway and hard-standing would also be constructed. The proposed dwelling would be orientated diagonally within the plot with the front elevation facing westwards.

1.2 DESCRIPTION OF THE SITE

1.3 The application site is located within the associated rear curtilage of the property known as 'The Old School House'; located approximately 700m south west of the small village of Lower Beeding on the north side of Brighton Road. The site is situated within a small cluster of dwellings with the property neighbouring the dwellings "Chesters" situated directly adjacent to the north west of the site, "Beedling Lee" 100m to the east and "Glebe Lodge" on the south side of the road opposite the site. The listed building known as "The Glebe" is

situated approximately 180m south of the site. The site is not located within any defined built up areas and is therefore considered to be situated within a countryside location. The boundaries of the site are all densely screened featuring high level hedgerows, trees and other vegetation.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 **National Planning Policy Framework:**

NPPF1 - Building a strong, competitive economy

NPPF6 - Delivering a wide choice of high quality homes

NPPF4 - Promoting sustainable transport

NPPF7 - Requiring good design

NPPF8 - Promoting healthy communities

NPPF14 – Presumption in favour of sustainable development

NPPF32 – Promoting Sustainable Development

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

HDPF 1 – Strategic Policy: Sustainable Development

HDPF 2 – Strategic Policy: Strategic Development

HDPF 3 – Strategic Policy: Development Hierarchy

HDPF 4 – Strategic Policy: Settlement Expansion

HDPF 25 – Strategic Policy: The Natural Environment and Landscape Character

HDPF 26 – Strategic Policy: Countryside Protection

HDPF 32 – Strategic Policy: The Quality of New Development

HDPF 33 – Development Principles

HDPF 40 – Sustainable Transport

HDPF 41 – Parking

RELEVANT NEIGHBOURHOOD PLAN

2.5 **Neighbourhood Plan**

Status – Lower Beeding Neighbourhood Plan Area has been designated only.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

LB/1/48	Improvements to sanitation (From old Planning History)	Application Permitted on 11.08.1948
LB/5/66	Proposed change of one dwelling unit (From old Planning History)	Application Permitted on 11.03.1966

3. OUTCOME OF CONSULTATIONS

3.1 When consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

3.2 Lower Beeding Parish Council : - No objection

OUTSIDE AGENCIES

3.5 WSCC Highways –: No objection, conditions recommended.

3.6 Southern Water: No objection, conditions recommended.

PUBLIC CONSULTATIONS

3.7 15 letters of representation have been received, of which 1 offered comment which neither supported nor objected to the proposal. 0 objected to the proposal and 14 supported the proposal on the following grounds:

- Applicants have resided in village for 40 years and should be allowed to build as no other properties in the village suitable for their needs
- Additional housing required within Lower Beeding
- The site is well screened, not visible from the road
- Applicant's existing house too large and no other houses are suitable for accommodation of this nature
- Applicants contribute positively to village life and should be allowed the development to be able to remain in the village
- Well designed scheme

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 are the principle of the development in the location and the effect of the development on:

- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties
- The quality of the resulting residential environment for future occupiers.
- The highways impact of the proposal
- The existing trees

6.2 Principle of the development in the location

- 6.3 The application site is within a rural setting within a countryside location. Policy 2 (Strategic Development) of the Horsham District Planning Framework 2015 (HDPF) seeks to maintain the district's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment. The policy sets out the Council's spatial strategy to 2031 which is to focus development in and around the key settlement of Horsham and to allow for growth in the rest of the district in accordance with the defined settlement hierarchy.
- 6.4 Policy 3 (Development Hierarchy) of the HDPF states that the district has a distinct settlement pattern which should be retained and enhanced. It states that development will be permitted within towns and villages which have a defined built up area boundary (BUAB) where any development will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy set out within the policy. The application site is located outside of the nearest defined built up area boundary of Lower Beeding (defined as a small village) and is therefore considered as development within the countryside.
- 6.5 Policy 4 (settlement expansion) makes provision for expansion outside of a Built Up Area Boundary where certain criteria are met. Criteria 1 requires that the site of any such development should be allocated within the Local Plan or in a Neighbourhood Plan and should adjoin an existing settlement edge. In this case the site does not adjoin an existing settlement edge, it is not allocated in the Local Plan (HDPF) and there is no current Neighbourhood Plan for Lower Beeding. The proposal is therefore considered to be contrary to Policy 4 of the HDPF.
- 6.6 Policy 26 of the HDPF relates to Countryside Protection and states that development outside of built up area boundaries must be essential to its countryside location and in addition must either; support the needs of agriculture or forestry, enable the extraction of minerals or disposal of waste, provide for quiet informal recreational use or enable the sustainable development of rural areas. There is no justification in this context to suggest that the development is essential to its countryside location nor that it would meet any of these additional criteria and it is therefore considered contrary to Policy 26 of the HDPF.

6.7 The character of the dwelling and the visual amenities of the countryside

- 6.8 Policies 26 (countryside protection), 32 (quality of new development) and 33 (Development Principles) of the HDPF require development to be of high quality design which is sympathetic to the character and distinctiveness of the site and surroundings. The proposed dwelling would be an L shaped chalet style dwelling with living accommodation also provided within the roof space. The property would be brick facing with timber windows and doors. The main L shaped building form would have a timber clad gable at the southern end and the tiled roof would be hipped at the eastern end. There would be the provision of two small dormers within the roof space and 5no roof-lights. There would also be a small projection from the building to the north of the site which would have a smaller roof form and be constructed as timber clad with a brick base. The properties directly adjacent to the site; The Old School House and Chesters to the North West are single and two storey properties respectively. The use of materials and overall design varies in the local vicinity with buildings and dwellings of differing ages and styles with the exception of white timber framed windows and gabled roof forms which are present at both neighbouring properties.

The application seeks to utilise the existing highway access currently solely serving The Old School House, therefore due to the position of the proposed dwelling at the rear of the site and the presence of mature vegetation on the boundaries the development would be

concealed from the public realm and it is considered that the proposal would have a neutral impact on the character of the street-scene and surrounding countryside.

- 6.9 To facilitate the development the curtilage land currently serving the Old School House would be divided between the existing and the new dwelling with the new dwelling retaining a larger portion of the curtilage space. The overall mass and scale of the new dwelling including the triple garage would be proportionate to the size of the plot in which it is proposed and comparable in scale to the adjacent buildings to the south east. The size of the remainder curtilage land to The Old School House is considered modest but acceptable.
- 6.10 The site is located in an area which is predominantly rural in nature with development appearing in small clusters of 3-4 dwellings set in clusters at least 100m apart and set at varying proximities to the road. The adjacent property to the east (Beeding Lee) is in a very large plot set over 100m from the proposed dwelling and therefore the site, in relation to the dwellings of The Old School House and the neighbouring property is read as a cluster of two dwellings.
- 6.11 Generally, "back-land" development is not a feature of this area with small clusters of 3-4 dwellings set at varying proximities to the road more characteristic. The subdivision of this large plot and the provision of the new dwelling at the rear would lead to an intensification of the use of this area. The introduction of backland development in this location is considered to be detrimental to the character of the area as it will introduce a form of development which cumulatively will impact negatively upon settlement character. In this respect the proposal is contrary to Policy 25 (Strategic Policy: The Natural Environment and Landscape Character) of the Horsham District Local Plan.

7.0 The amenities of the occupiers of adjoining properties

- 7.1 Policy 33 of the HDPF states that development should be designed to avoid unacceptable harm to the amenity of the occupiers of nearby property. The dwelling is orientated so that the dormer windows in the roof-space are looking directly south or east and views from these windows into neighbouring properties would be severely restricted by the bordering vegetation or by the roof-form of the proposed building itself. The dwelling is proposed to be situated approximately 25m from The Old School House and some 30 metres from Chesters and therefore due to the orientation of the building, the dense vegetation and distance between it and the neighbouring properties it is not considered that the new dwelling would be likely to cause significant harm to the amenity of the occupiers of neighbouring properties.

7.2 The quality of the resulting residential environment for future occupiers

- 7.3 The intention of the proposal is to provide accommodation for the current owners and occupants of the Old School House who are seeking to create a long term sustainable dwelling for their later years. For this reason the layout of the ground floor of the property is considered to house all the necessary facilities for day to day living with two bedrooms as well as a kitchen-diner, lounge, study, bathroom and dog room proposed. The first floor is indicated to be the area of the house for "carers accommodation" with an additional lounge, kitchen, bathroom and bedroom provided within the roof-space. Whilst the proposal does indicate an almost entirely self-contained first floor, the overall layout of the property remains open and is not considered to amount to a proposal for two flats. The layout is spacious and considered that the standard of accommodation provided is acceptable and could easily be modified or adapted to suit future occupants.

7.4 The highways impacts of the proposal

- 7.5 The proposal is for a new detached 3-bedroom dwelling with a separate garage building accessed via the existing point of access on to Brighton Road that serves the existing property of the Old School House.
- 7.6 A driveway, hard-standing and turning area are indicated in the proposal as well as the provision of a new triple bay garage indicated for the storage of two vehicles with the third bay being used for storage. The Local Highway Authority has been consulted and has confirmed that there do not appear to be any existing highway safety issues in regards to the existing access and it is not considered that the additional dwelling would exacerbate any existing concerns. The Local Highway Authority do not object to the proposal and, in light of the above, the proposed development is therefore deemed to be in accordance with Policies 40 and 41 of the HDPF.

7.7 Triple Garage

- 7.8 A triple bay garage 10m wide, 6m deep and 4.8m in height is proposed for the north western part of the site adjacent to the dwelling. Two bays are indicated as being for vehicle storage with the third separated internally to provide a garden store. The garage would have a hipped tiled roof with brick facing walls, a small door and window on the eastern side providing an additional entrance to the garden store. The garage is located some 10m from the south western boundary with Chesters but against the north western boundary adjacent to the rear garden of Chesters which continues along the north western side of the site. The boundary features very dense high level screening which together with the distance of the garage from the south western boundary in particular, is not considered to be detrimental to the amenities of neighbouring occupiers and would be of a style and design consistent with the main dwelling proposed.

8.0 The Existing Trees

- 8.1 There are no trees covered with Tree Protection Orders within the vicinity of the site and there are no other constraints or restrictions on the land to control the removal or protection of trees. The dense vegetation that currently exists on the boundaries is considered to contribute to the screening and privacy of the site and therefore the retention of the density of landscaping is desirable. The dwelling and detached garage are indicated to be constructed in an area that would require a minimal removal of existing trees, notwithstanding this a suitable landscaping condition that refers to existing and proposed vegetation could be secured by condition if necessary.

9.0 Conclusion

- 9.1 The site is located outside of a built up area boundary and on a site not allocated for development within the HDPF or an adopted neighbourhood plan. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. It is not considered that the development is essential to its countryside location, and would introduce backland development into a countryside area where this is currently not characteristic. The proposal would comprise a form of development which cumulatively would lead to an increase and intensification of development within the countryside and therefore constitutes unsustainable development which would be contrary to policies 1, 3, 4, 25 and 26 of the Horsham District Planning Framework (2015).

10. RECOMMENDATIONS

- 10.1 It is recommended that planning permission is refused for the following reason:
- 10.2 The site is located outside of a built up area boundary and on a site not allocated for development within the Horsham District Planning Framework or an adopted neighbourhood plan. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. It is not considered that the development is essential to its countryside location and it would introduce backland development into an area where this is not characteristic. Cumulatively it would lead to an increase and intensification of development within the countryside and therefore represents unsustainable development; contrary to policies 1, 3, 4, 25 and 26 of the Horsham District Planning Framework (2015).

Case Officer: Matthew Gest