



PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Development Manager

DATE: 19 September 2017

DEVELOPMENT: Demolition of existing 4 bedroom detached bungalow and detached garage. Erection of replacement 4 bedroom chalet bungalow with integral double garage, floor to ceiling windows on west and east elevations with associated hardstanding, parking and landscaping

SITE: Enigma Hampers Lane Storrington Pulborough West Sussex RH20 3HU

WARD: Chantry

APPLICATION: DC/17/1615

APPLICANT: **Name:** Mr Stuart Jolliff **Address:** Woodlands Worthing Road Horsham RH13 9AT

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received of a contrary view to the Officer recommendation.

RECOMMENDATION: To approve planning permission

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The proposal seeks to demolish the existing bungalow and outbuildings and erect a chalet bungalow, with the first-floor set within the roof-slope served by dormer windows and two glazed gable-end features. The property would be provided with an integral double garage with vehicular access maintained in its current position.

1.3 The replacement dwelling would have a stepped footprint with a feature glazed porch element to the north-eastern side facing over the new driveway and turning area, and rear double-height glazed gable-end facing south-east over the garden area. The new dwelling would provide 4/5-beds and would have a ground floor footprint of some 218sq.m. Externally, the proposed replacement dwelling would include brick elevations with clay roof tiles timber doors and window sub-frames with powder coated aluminium frames with aluminium 'heritage' rainwater goods. The dwelling would incorporate a series of sliding screens / doors with the main habitable rooms benefitting from full-height and full-width glazed openings facing west and south.

1.4 The replacement dwelling would have a lower ground floor level than the existing property, with a ridge height that would be some 3m higher than the existing roofline of the bungalow

- 1.5 There are two known areas of Japanese Knotweed located to the western side of the central pond, with the submitted details including remediation works to clear the site of the invasive species.

DESCRIPTION OF THE SITE

- 1.6 The application site comprises a corner plot of Hazelwood Close and Hampers Lane, both of which are private roads. The site lies within the Heath Common area within the Built-Up Area Boundary of Storrington. Neighbouring properties comprising detached houses of varying styles and dates of construction leading to a variation of materials and architectural features, with no over-riding sense of style
- 1.7 The existing layout and style of the property is a low-rise timber-constructed bungalow with wrap-around elevated veranda which utilises ground levels, which drop around 1m along the western side of the house and a further 3m into the garden area. The site's eastern boundary to Hampers Lane is some 2.5m above the existing floor level of the house and marked by dense planting and trees. The northern boundary is defined by a significant level of screening and tree coverage with a 2m high close-boarded fence. The existing visual impact of the property is therefore very unassuming as the roofscape provided by the house and garage is only slightly visible from the site's north-eastern corner where the vehicular access is sited.
- 1.8 The existing property is about 13.5m off the site's eastern boundary and has a separating distance to the southern neighbour 'Fernbank' of around 10m, and some 32m to the western neighbour 'Mulberry'.
- 1.9 Vehicular access currently comes off Hazlewood Close to the north, close to the junction with Hampers Lane, a private road which is heavily used to access a great many other properties and the wider network of lanes in the Heath Common area. The property currently has a gravelled driveway with two flanking garage structures.

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
NPPF4 - Promoting sustainable transport
NPPF6 - Delivering a wide choice of high quality homes
NPPF7 - Requiring good design
NPPF10 - Meeting the challenge of climate change, flooding and coastal change
NPPF11 - Conserving and enhancing the natural environment
- 2.3 **Horsham District Planning Framework (HDPF 2015)**
HDPF1 - Strategic Policy: Sustainable Development
HDPF3 - Strategic Policy: Development Hierarchy
HDPF15 - Strategic Policy: Housing Provision
HDPF31 - Green Infrastructure and Biodiversity
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles

HDPF35 - Strategic Policy: Climate Change
HDPF36 - Strategic Policy: Appropriate Energy Use
HDPF40 - Sustainable Transport
HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.4 The Storrington, Sullington and Washington Neighbourhood Plan is currently subject to pre-submission consultation and therefore has limited weight.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

T/6/99	Double garage Site: Enigma Hampers Lane Storrington	Application Permitted on 12.03.1999
T/32/60	Demolition of existing bungalow and erection of bungalow and garage (From old Planning History)	Application Refused on 02.11.1960
T/19/60	Demolition of existing timber and asbestos bungalow and erection of 2 bungalows and garages (From old Planning History)	Application Refused on 27.07.1960
T/10/84	Porch and bedroom extension (From old Planning History)	Application Permitted on 05.04.1984

3. OUTCOME OF CONSULTATIONS

3.1 The following section provides a summary of the responses received as a result of internal and external consultation, however, officers have considered the full comments of each consultee which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

3.2 None.

OUTSIDE AGENCIES

3.3 Southern Water: No Objection.

3.4 West Sussex Highways: No Objection. The proposal is not anticipated to generate an increase in vehicular trips over and above the existing arrangements. The provision of on-site parking spaces is adequate to provide for the needs of a dwelling this size.

PUBLIC CONSULTATIONS

3.5 Parish Council Consultation (Washington) – No Objection. It is requested that planning conditions be added to any grant of approval to restrict on-site burning and the cover the hours of construction works, along with the size of construction vehicles on the narrow lanes.

3.6 11 letters of objection have been received raising the following concerns:

- Additional traffic from heavy lorries during construction phase along Hampers Lane and at junction to Rock Road;
- Increased noise and disruption during construction;
- Concern over parking and access in Hazelwood Close during construction;
- Hampers Lane not wide enough to accommodate construction traffic - increased size of dwelling will result in more traffic and longer construction period;

- Damage to hedging and verges from large vehicles along Hampers Lane;
- Hazelwood Close is a private road, therefore access to property must be from Hampers Lane;
- Who will be responsible for paying for any damage to private road surface;
- Although it is welcomed to see construction traffic park within site (phasing plan) concern over timings and frequency of traffic arriving and departing;
- Existing property is not currently a 4-bed house - proposed design is out of keeping
- Impact on adjoining privacy;
- Heath Common has remained a secluded residential estate with sympathetically built properties - proposal would change this with proposed floor to roof glazed section;
- Glare and reflection from full-height glazing;
- Increased population density - larger than average for the lanes - contrary to Heath Common Design Statement;
- Replacement larger homes on plots in lanes is slowly spoiling character of 'country lanes';
- Maximum capacity of lanes was declared some 10 years ago;
- Would not reflect the traditional style of heath common;
- Frontage would be out of character;
- Proposed footprint is consistent with existing building although overall floor area seems significantly larger to existing and neighbouring properties;
- Lack of dimensions given;
- Concern over the potential for Japanese Knotweed to spread as it is present on development site - confirmation that all Knotweed has been removed including any within the pond area;
- Trees on application site have previously caused powercuts to properties in Hazelwood Close - seek assurances that trees will be cut back to avoid this happening again - whilst still maintaining adequate screening;
- Do not want any toads re-locating to neighbouring properties as a result of works to pond;
- Do not agree with the promotion of bat habitats at the property as this is more appropriate in a nature park;
- Seek assurances that proposal will not lead to increased surface water drainage issues.

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

Principle of Development:

- 6.2 The application site is located within the built up area of Storrington which is classed under Policy 3 of the Horsham District Planning Framework (2015), within the category of 'Small Towns and Larger Villages'. Development under Policy 3 is permitted within towns and villages provided it is of an appropriate scale and nature to maintain the characteristics and functions of that settlement according to the hierarchy of Policy 3. The proposal seeks a direct one-for-one replacement dwelling with an increase in footprint of some 53sq.m and a net gain of one additional bedroom / study. The principle of the proposal would therefore accord with the provisions of local and national planning policies.

Character and appearance

- 6.7 Policy 32 of the HDPF requires new development to '*complement locally distinctive characters and heritage of the district*', and '*contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings*'. Policy 33 requires developments to relate sympathetically with the built surroundings
- 6.8 The proposed dwelling and garage would reflect rather than replicate the siting of the existing buildings on the site. There would remain considerable separation from the site boundaries with the remaining openness around the building sufficient to preserve the prevailing character of the site and surroundings. The proposed footprint, although larger than the existing, would be comparable to surrounding development, with the site in a location where dwelling form and scale varies significantly.
- 6.9 The site does not have a strong visual relationship with neighbouring houses, and with the wider context including bungalows, chalet dwellings and two-storey houses. As such there is no objection to the increased height of the proposed replacement dwelling, which would not appear out of scale or incongruous in this location. The proposed development would utilise materials which complement the adjacent properties, which are noted to vary in terms of architectural styles and massing, along with the use of various external materials found in the vicinity.
- 6.10 The submitted plans allow for retention of a significant number of trees on the site, and although not formally protected these trees do contribute to the overall character and appearance of the site and wider surroundings. A condition is recommended to ensure the protection of trees within the site that are intended to be retained.
- 6.11 The proposal is therefore considered to result in a form of development which respects the wider character, in accordance with local and national policies.

Impact on residential amenity

- 6.12 Policy 33 of the HDPF seeks to avoid unacceptable harm to neighbouring amenity of occupiers and users of nearby property and land.
- 6.13 The proposed layout would retain distances to neighbouring buildings of some 10.17m to Fernbank (south) and 29.6m to Mulberry (west). These distances would be sufficient to ensure no adverse impacts arise in terms of overlooking / loss of privacy or reduction in light levels. Representations have been received raising concerns regarding potential overlooking from the full-height glazed gable-end. This is approximately 19m and 21m from the southern and western site boundaries, which is a sufficient distance to mitigate against any immediate, adverse and undue levels of overlooking.

- 6.14 The proposal seeks to retain a large extent of the existing tree coverage to the site and this would assist in providing an element of screening between neighbouring properties.
- 6.15 The proposal is therefore considered to accord with the requirements of Policy 33 of the HDPF.

Highways and Traffic:

- 6.16 Policy 40 supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 4 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds where the residual cumulative impacts of development are severe'.
- 6.17 The proposal seeks consent for a replacement dwelling (and a net gain of one bedroom) which would not be expected to generate an increase over and above the existing potential vehicular movements to and from the site. The Local Highway Authority has advised that the level of on-site parking (two spaces) would accord with the WSCC parking demand calculator. A construction management plan is secured through condition to minimise the impact of site traffic, deliveries and staff /delivery parking.

Ecology

- 6.18 A habitat survey carried out at the property has revealed no evidence of bats on site, with the existing building providing only a negligible potential to support bats and bat roosts. An existing pond on-site was found to be uninhabited by Great Crested Newts and any future works involving the central pond would not be expected to result in a loss of protected species or its habitat.
- 6.19 The applicant has submitted a scheme of works relating to removal of the invasive Japanese Knotweed, as set out within the Environment Agency Japanese Knotweed Code of Practice (Environment Agency, 2013).

Other considerations

- 6.20 Concern has been raised regarding protection of the overhead line along the site's northern boundary and ensuring that no trees affect this in the future. It is suggested that this be covered by way of an Informative. Concern has also been raised with regard to the construction phase of the development. A condition is proposed requiring a Construction Management Plan to be submitted.

Conclusion

- 6.21 The proposal would lead to an acceptable form of development within the built-up area boundary and would not lead to material harm in terms of its impact on the residential amenities of neighbouring properties or the character of the surrounding area. The proposal therefore accords with the relevant policies of the HDPF.

7. RECOMMENDATIONS

- 7.1 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.

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of neighbouring residents and on the functions of a private lane during construction and in accordance with Policy 33 and 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number 228-PL-04 as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development 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 prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

- 6 **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 plans 220-PL-04 (proposed site plan) and 228-PL04 (proposed ground and first floor plans), 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).

- 7 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved elevations plan 228-PL05.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the site context in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).