



PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 5 December 2017

DEVELOPMENT: Alterations to existing rear extensions and existing rear bay window.
Construction of first floor above existing ground floor and increase of overall roof height.

SITE: 41 Gorings Mead Horsham West Sussex RH13 5BS

WARD: Forest

APPLICATION: DC/17/2240

APPLICANT: **Name:** Mr Andrew Watson **Address:** 41 Gorings Mead Horsham West Sussex RH13 5BS

REASON FOR INCLUSION ON THE AGENDA: The application has been made by a Member or an officer or a member of their immediate family.

RECOMMENDATION: Approval

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission for the removal of the existing main roof to the chalet bungalow and the erection of a first floor with a hipped roof over to create a two storey dwellinghouse. Also proposed is the erection of a single storey extension to an existing rear projection, fenestration changes, the creation of a front entrance canopy and other alterations as part of the overall development of the property.
- 1.2 The existing bungalow currently measures approximately 5.85m in height from ground level to the ridge. The first floor extension works would facilitate an increase in height to the host building by approximately 2m to 7.9m with an eaves height of approximately 4.7m.
- 1.3 As part of the proposal it is also proposed to extend an existing single storey rear projection, positioned to the eastern side of the rear elevation. The proposed extension would project 1.3m from the southern rear wall of the existing projection and would have a flat roof to match the existing addition. The proposed extension would predominantly consist of glass creating a glass wall feature to the rear of the property.

- 1.4 In addition to the rear extension, an existing bay window serving another rear projection positioned to the western side of the rear elevation of the host building would be removed and replacement with a window which would be flush with the rear south facing wall of the existing extension. A rear chimney stack would also be removed as part of these alterations to the rear of the property.
- 1.5 To the front of the property, a corten (weathering) steel canopy is proposed over the existing main entrance to the property and the ground floor window to the eastern side of the front elevation and would incorporate the creation of a planter. Corten steel cladding would also be added to part of the front and rear elevations of the proposed resulting dwellinghouse. Fenestration changes are proposed throughout the property, with aluminium framed windows and doors proposed as well as a wooden main front entrance door. The external walls would consist of stock brick at ground floor level and hanging tiles at first floor level with a clay tiled roof.

DESCRIPTION OF THE SITE

- 1.6 The application site relates to a detached chalet bungalow located on the southern side of Gorings Mead within the built up area of Horsham. The existing chalet bungalow consists of stock brick making up the external walls, UPVC and timber framed fenestration and a clay tiled roof. Overall, the design of the existing property is not considered to be of any architectural merit. The application site benefits from very large rear garden space to the south and the host building has previously been extended with 2no single storey rear extensions and a roof conversion with front and rear dormers. The application site also benefits from an outbuilding within the rear garden.
- 1.7 Looking at the surrounding area, the southern side of Gorings Mead consists predominantly of detached properties which also benefit from large garden space and large extensions, however, they differ in terms of style, built form, size and materials. The northern side of Gorings Mead consists of semi-detached dwellings and there is a public footpath to the east of the site which runs parallel the eastern boundary. This boundary consists of tall hedging and fencing. Overall, the surrounding area consists of a mixture of two-storey dwellings and bungalows.

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**

NPPF7 - Requiring good design

NPPF14 - Presumption in favour of sustainable development

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

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Status – Horsham District Council has approved the designation of Horsham Blueprint as a Neighbourhood Forum as of June 2015.

Supplementary Planning Guidance:

- 2.5 Horsham Town Design Statement

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

HU/162/56	Lean to garage. (From old Planning History)	Application Permitted on 10.07.1956
HU/78/89	Single storey rear extension. (From old Planning History)	Application Permitted on 27.04.1989
HU/156/95	Loft conversion with dormer windows Site: 41 Gorings Mead Horsham	Application Permitted on 08.08.1995
HU/93/99	Single-storey rear extension Site: 41 Gorings Mead Horsham	Application Permitted on 07.05.1999

3. OUTCOME OF CONSULTATIONS

- 3.1 Where 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 **Forest NC Parish Council** – No objection.

PUBLIC CONSULTATIONS

- 3.3 1no letter of support was received for the application

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

- 6.2 Policy 33 of the Horsham District Planning Framework relates to improving the quality of new development. It confirms that high quality and inclusive design will be required for all development across the district. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the

character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Design and Appearance

- 6.3 The application proposes extensive alterations to the existing chalet bungalow, which would involve the removal of the existing roof and addition of a second floor with hipped roof over to facilitate the creation of two-storey dwellinghouse. A single storey extension is also proposed to the rear of an existing rear projection as well as fenestration changes throughout, the removal of a rear bay window and the installation of corten (weathering) steel cladding to the front and rear elevations. The proposed works would allow for internal reconfiguration works at ground floor level with an enlarged dining room as a result of the rear extension, and 3no bedrooms with 1no en-suite and 1no family bathroom at first floor level.
- 6.4 The current building is a bungalow with a previous loft conversion allowing for additional habitable space within the roof. There are a number of larger two storey properties within the street particularly to the east and north as well as other chalet bungalows immediately to the west, which all differ in terms of aesthetic appearance. The proposed enlarged property would take its cues from neighbouring two storey dwellings in terms of its size, as well as utilising the four sided hipped roof design of the existing property.
- 6.5 The proposed first floor extension and roof above would add approximately 2m in height from ground level to the ridge of the enlarged property. The resulting ridge and eaves heights would be similar to other two storey dwellings within the street. Given the varying nature of the properties within the street scene, both in terms of size and design, it is considered that the enlarged property would not appear out of keeping. Despite the increase in height, taking into account the distances preserved to the boundaries and neighbouring properties and the fact that the footprint of the building would not increase from the front, public perspective, it is considered that the resultant dwellinghouse would not result in any harmful loss to the character and appearance of this section of Gorings Mead and is acceptable in this regard.
- 6.6 The proposed single storey rear extension attached to an existing single storey rear projection, positioned to the eastern side of the rear elevation, would predominantly consist of glass, projecting to a depth of 1.3m. This addition would be seen as a modest extension to the rear and would be set back from the larger rear extension on the western side of the rear elevation. This addition is considered to be acceptable and would not be clearly visible from a public vantage point given its position to the rear of the property. The removal of the bay window to the existing rear projection to the western side of the rear elevation is also considered to be a modest alteration and is acceptable.
- 6.7 The proposed first floor addition and modest extension in footprint are considered, despite the increase in size of the property, to be acceptable and would not be out of character in terms of the resultant dwellings' relationship with the street scene. The height of the ridge is considered to be acceptable, due to the precedent of a mix of properties of different heights within the street, leading to no established building line. It is considered that the resulting property would be of a modest height, 7.9m, for a two-storey dwellinghouse. As there would only be a small increase in footprint and given the size of the application site in terms of curtilage, it is considered that the resultant dwellinghouse would be well accommodated within the plot and would maintain an acceptable relationship with the adjoining properties to the east and west. Ordinarily house extensions would be preferred to be visually subservient to the original building which they serve, however in this case, given the varying nature of the surrounding area, it is considered that the increase in size would not warrant a refusal for this application as there would be no demonstrable harm.

- 6.8 The proposed corten (weathering) steel front canopy and planter and front and rear cladding detail is designed to weather naturally to allow for a rusted appearance. The proposed canopy over the main entrance and ground floor window and the front planter would be modest in terms of depth, projecting 0.9m from the front elevation of the host property. The front cladding would be positioned centrally occupying only a small surface area of the enlarged front elevation. The rear cladding would run along the sides of the altered rear projections forming a fascia. This detailing to the rear would not be clearly visible from a public vantage point. Taking into account the varying nature of the properties along this section of Gorings Mead and the different materials used in their external make-up, on balance, the proposed corten steel material is considered to be acceptable.
- 6.9 The proposed fenestrations changes, introducing aluminium units throughout the property are considered to be acceptable. Additional windows are proposed to the western side facing elevation at first floor level as well as a skylight to the existing single storey rear projection to be extended to the eastern side of the rear elevation. Again, taking into account the varying nature of the street and the use of different materials to neighbouring properties, these changes and additions are considered to be acceptable.

Impact on Neighbouring Amenity

- 6.10 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. As there would only be a modest increase in footprint to the property, and taking into account the size of the plot and the distances preserved to the boundaries, no issues of overlooking, overshadowing and overbearing is envisaged to the adjoining and neighbouring properties. It is noted that there are 2 no windows proposed to the western side facing elevation at first floor level which would serve the proposed family and en-suite bathrooms. The proposed drawings indicate that these windows would be obscure glazed and a condition will be added to the permission to ensure that they remain as proposed following completion of works and occupation.

It is also noted that the neighbouring property to the west, 43 Gorings Mead is set back from the principal elevation of the host building within the application site, owing to the stepped nature of the properties within the wider street scene on the southern side of Gorings Mead. Indeed, the existing property within the application site is set back from the principal elevation of the neighbouring property to the eastern side, 39 Gorings Mead. As a result of this, the existing property does not currently and the resulting dwellinghouse would not adhere to the 45 degree rule when measured from the centre point of the nearest window at 43 Gorings Mead. However, given that the proposal does not include extending beyond the front principal building line of the existing building, the fact that the front of 43 Gorings Mead is north facing and taking into account the existing configuration and pattern of development within the street scene, on balance, it is considered that the proposal would not have an adverse impact on the amenity of this property. Overall, the proposal is considered to be acceptable on amenity grounds.

- 6.11 As the application would involve particularly extensive work within a quiet residential area, a condition will also be added restricting the hours of construction at the site.

Conclusion

- 6.12 Overall, it is considered that whilst the proposal would introduce a very substantial increase in size at the property, the design as proposed would not be out of character within the street. The proposed first floor addition, modest rear extension and general alterations and additions are not considered to be overly dominant and are in keeping with the overall design proposed. The materials and forms proposed are considered to be acceptable and in line with the varying nature of the street scene.
- 6.13 Restrictions will be put in place regarding first floor side windows and construction hours to protect the amenity of neighbours and overall, the proposal is acceptable and in accordance with Policies 32 and 33 of the Horsham District Planning Framework.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is 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-Occupation Condition:** The building/extension hereby permitted shall not be occupied until the window(s) at first floor level to the western side facing elevation on Plan number - PP_04 have been fitted with obscured glazing. No part of that/those window(s) that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved drawings, drawing number - PP_04.

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).

- 5 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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