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Planning Committee (North)

Tuesday, 7th November, 2017 at 5.30 pm
Conference Room, Parkside, Chart Way, Horsham

Councillors:

Liz Kitchen (Chairman)	
Karen Burgess (Vice-Chairman)	
John Bailey	Tony Hogben
Andrew Baldwin	Adrian Lee
Toni Bradnum	Christian Mitchell
Alan Britten	Josh Murphy
Peter Burgess	Godfrey Newman
John Chidlow	Brian O'Connell
Roy Cornell	Connor Relleen
Christine Costin	Stuart Ritchie
Leonard Crosbie	David Skipp
Jonathan Dancer	Simon Torn
Matthew French	Claire Vickers
Billy Greening	Tricia Youtan

You are summoned to the meeting to transact the following business

Tom Crowley
Chief Executive

Agenda

	Page No.
GUIDANCE ON PLANNING COMMITTEE PROCEDURE	
1. Apologies for absence	
2. Minutes	5 - 8
To approve as correct the minutes of the meeting held on <i>(Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)</i>	
3. Declarations of Members' Interests	
To receive any declarations of interest from Members of the Committee	
4. Announcements	
To receive any announcements from the Chairman of the Committee or the Chief Executive	

To consider the following reports of the Head of Development and to take such action thereon as may be necessary:

- | | | |
|----|---|---------|
| 5. | Appeals | 9 - 12 |
| | Applications for determination by Committee: | |
| 6. | DC/16/2608 - Pond Farmhouse, Worthing Road, Southwater (Ward: Southwater) Applicant: Churchlands Ltd. | 13 - 22 |
| 7. | DC/17/1566 - Tanimola, 2 Testers Close, Southwater (Ward: Southwater) Applicant: Mrs Yetunde Quartermaine | 23 - 30 |
| 8. | DC/17/1410 - The Paddock, St Leonards Park, Hampers Lane, Horsham (Ward: Forest) Applicant: Ms L Davies | 31 - 38 |
| 9. | Urgent Business | |
| | Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances | |

Agenda Annex

GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(Full details in Part 4a of the Council's Constitution)

Addressing the Committee	Members must address the meeting through the Chair. When the Chairman wishes to speak during a debate, any Member speaking at the time must stop.
Minutes	Any comments or questions should be limited to the accuracy of the minutes only.
Quorum	Quorum is one quarter of the total number of Committee Members. If there is not a quorum present, the meeting will adjourn immediately. Remaining business will be considered at a time and date fixed by the Chairman. If a date is not fixed, the remaining business will be considered at the next committee meeting.
Declarations of Interest	Members should state clearly in which item they have an interest and the nature of the interest (i.e. personal; personal & prejudicial; or pecuniary). If in doubt, seek advice from the Monitoring Officer in advance of the meeting.
Announcements	These should be brief and to the point and are for information only – no debate/decisions .
Appeals	The Chairman will draw the Committee's attention to the appeals listed in the agenda.
Agenda Items	The Planning Officer will give a presentation of the application, referring to any addendum/amended report as appropriate outlining what is proposed and finishing with the recommendation.
Public Speaking on Agenda Items (Speakers must give notice by not later than noon two working days before the date of the meeting)	Parish and neighbourhood councils in the District are allowed 2 minutes each to make representations; members of the public who object to the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes; applicants and members of the public who support the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes. Any time limits may be changed at the discretion of the Chairman.
Rules of Debate	<p>The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.</p> <ul style="list-style-type: none"> - No speeches until a proposal has been moved (mover may explain purpose) and seconded - Chairman may require motion to be written down and handed to him/her before it is discussed - Secunder may speak immediately after mover or later in the debate - Speeches must relate to the planning application under discussion or a personal explanation or a point of order (max 5 minutes or longer at the discretion of the Chairman) - A Member may not speak again except: <ul style="list-style-type: none"> o On an amendment to a motion o To move a further amendment if the motion has been amended since he/she last spoke o If the first speech was on an amendment, to speak on the main issue (whether or not the amendment was carried) o In exercise of a right of reply. Mover of original motion

	<p>has a right to reply at end of debate on original motion and any amendments (but may not otherwise speak on amendment). Mover of amendment has no right of reply.</p> <ul style="list-style-type: none"> ○ On a point of order – must relate to an alleged breach of Council Procedure Rules or law. Chairman must hear the point of order immediately. The ruling of the Chairman on the matter will be final. ○ Personal explanation – relating to part of an earlier speech by the Member which may appear to have been misunderstood. The Chairman’s ruling on the admissibility of the personal explanation will be final. <ul style="list-style-type: none"> - Amendments to motions must be to: <ul style="list-style-type: none"> ○ Refer the matter to an appropriate body/individual for (re)consideration ○ Leave out and/or insert words or add others (as long as this does not negate the motion) - One amendment at a time to be moved, discussed and decided upon. - Any amended motion becomes the substantive motion to which further amendments may be moved. - A Member may alter a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - A Member may withdraw a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - The mover of a motion has the right of reply at the end of the debate on the motion (unamended or amended).
Alternative Motion to Approve	<p>If a Member moves an alternative motion to approve the application contrary to the Planning Officer’s recommendation (to refuse), and it is seconded, Members will vote on the alternative motion after debate. If a majority vote against the alternative motion, it is not carried and Members will then vote on the original recommendation.</p>
Alternative Motion to Refuse	<p>If a Member moves an alternative motion to refuse the application contrary to the Planning Officer’s recommendation (to approve), the Mover and the Secunder must give their reasons for the alternative motion. The Director of Planning, Economic Development and Property or the Development Manager will consider the proposed reasons for refusal and advise Members on the reasons proposed. Members will then vote on the alternative motion and if not carried will then vote on the original recommendation.</p>
Voting	<p>Any matter will be decided by a simple majority of those voting, by show of hands or if no dissent, by the affirmation of the meeting unless:</p> <ul style="list-style-type: none"> - Two Members request a recorded vote - A recorded vote is required by law. <p>Any Member may request their vote for, against or abstaining to be recorded in the minutes.</p> <p>In the case of equality of votes, the Chairman will have a second or casting vote (whether or not he or she has already voted on the issue).</p>
Vice-Chairman	<p>In the Chairman’s absence (including in the event the Chairman is required to leave the Chamber for the debate and vote), the Vice-Chairman controls the debate and follows the rules of debate as above.</p>

Planning Committee (North)
3 OCTOBER 2017

Present: Councillors: Karen Burgess (Vice-Chairman), John Bailey, Alan Britten, Peter Burgess, Roy Cornell, Leonard Crosbie, Matthew French, Billy Greening, Tony Hogben, Adrian Lee, Christian Mitchell, Josh Murphy, Godfrey Newman, Simon Torn and Tricia Youtan

Apologies: Councillors: Liz Kitchen, Andrew Baldwin, Toni Bradnum, John Chidlow, Christine Costin, Jonathan Dancer, Brian O'Connell, Connor Relleen, Stuart Ritchie, David Skipp and Claire Vickers

PCN/46 **MINUTES**

The minutes of the meeting of the Committee held on 5 September were approved as a correct record and signed by the Chairman.

PCN/47 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/48 **ANNOUNCEMENTS**

There were no announcements.

PCN/49 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted.

PCN/50 **DC/17/1512 - 11 WEALD CLOSE, HORSHAM (WARD: FOREST)**
APPLICANT: MR STEVEN MITCHELL

The Head of Development reported that this application sought permission for a two metre high wooden boundary fence, which would replace an existing wooden fence and hedge. Most of the fence (21 metres) ran alongside the footpath in Weald Close, enclosing the property's garden. The single garage at the back of the garden would be enclosed by new wooden gates set back from the footpath by approximately half a metre.

The application site was located within the built-up area of Horsham, close to the town centre. It comprised a two-storey semi-detached house in a plot on a prominent bend in Weald Close. The area was characterised by open spacious development, with attractive planting.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. The previous application DC/16/0267 for a new 2.2 metre high fence, which had been refused for the reasons set out in the report, was also noted.

The responses from statutory external consultees, as contained within the report, were considered by the Committee.

The Neighbourhood Council objected to the application. Four letters of objection and seven of support had been received. Two members of the public spoke in support of the application and the applicant also addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; character and appearance and its impact on the visual amenity of the site; neighbouring amenity; and highway issues. It was noted that concerns regarding road safety were addressed through Condition 3 regarding visibility splays for the vehicular access.

RESOLVED

That planning application DC/17/1512 be granted subject to the conditions and reasons as reported.

PCN/51 **S106/17/0010 - RAPKYNS ESTATE, GUILDFORD ROAD, BROADBRIDGE HEATH (WARD: ITCHINGFIELD, SLINFOLD & WARNHAM) APPLICANT: SHC RAPKYNS GROUP LTD**

The Head of Development reported that this application sought permission for an amendment to the legal agreement attached to DC/13/1886, for a residential school for children with special educational needs, to allow 18 non-residential day places for the new school. The school had a capacity for 34 pupils and the legal agreement currently limited the school to no more than eight non-residential day places.

The application site was located outside any built up area approximately one mile west of Broadbridge Heath. It was accessed from the A281 Guildford Road via the Rapkyns Care Centre entrance.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory external consultees, as contained within the report, were considered by the Committee.

The Parish Council had not commented on the application. The Local Member objected to the application on the grounds set out in the report. No further

representations had been received. Two members of the public spoke in support of the proposal.

Members considered the officer's planning assessment and noted the beneficial impact the proposal would have on the running of the school. The demand for day placements, which had been identified by the County Council, was noted and Members considered that the proposal would ensure the facility was able to respond to this demand.

RESOLVED

That a modification, by way of a Deed of Variation, be made to the legal agreement attached to permission DC/13/1886, to allow no more than 18 non-residential day places to be offered to pupils who are not resident on the Owner's Estate at the school.

The meeting closed at 6.11 pm having commenced at 5.30 pm

CHAIRMAN

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Planning Committee North

Date: 7th November 2017

Report on Appeals: 21/09/2017 to 25/10/2017

1. Appeals Lodged

HDC have received notice from the Department of Communities and Local Government that the following appeals have been lodged:-

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/17/1599	Oak Cottage Stane Street Slinfold Horsham West Sussex RH13 0QX	27 th September 2017	Refuse	
DC/16/2754	2 Warnham Court Warnham Horsham West Sussex RH12 3QF	29 th September 2017	Refuse	
DC/17/1489	Land To The Rear of Appletrees and Sunnycroft Two Mile Ash Road Barns Green Horsham West Sussex RH13 0PX	25 th October 2017	Refuse	

2. Live Appeals

HDC have received notice from the Department of Communities and Local Government that the following appeals are now in progress:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/17/0940	55 Smithbarn Horsham West Sussex RH13 6DT	Fast Track	19 th October 2017	Refuse	
DC/17/1366	64 Comptons Lane Horsham West Sussex RH13 6AT	Fast Track	19 th October 2017	Refuse	
DC/16/2423	Lyons Farm House Lyons Road Slinfold Horsham West Sussex RH13 0TD	Written Reps	3 rd October 2017	Refuse	

DC/16/2776	Greenfield Farm House Charlwood Road Ifield Crawley West Sussex RH11 0JZ	Written Reps	21 st September 2017	Refuse	
DC/17/0070	Land To The Rear of 27 Millfield Millfield Southwater West Sussex	Written Reps	11 th October 2017	Refuse	
DC/17/0710	Smithawe Farm Nowhurst Lane Broadbridge Heath Horsham West Sussex RH12 3PJ	Written Reps	4 th October 2017	Refuse	
DC/17/0712	Smithawe Farm Nowhurst Lane Broadbridge Heath Horsham West Sussex RH12 3PJ	Written Reps	4 th October 2017	Refuse	
DC/17/0765	1A Clarence Road Horsham West Sussex RH13 5SJ	Written Reps	21 st September 2017	Refuse	
DC/17/0815	Land at Church Road Mannings Heath Horsham West Sussex RH13 6JE	Written Reps	11 th October 2017	Permit	Refuse
DC/17/0887	Scrag Copse Farm Prestwood Lane Ifield West Sussex	Written Reps	11 th October 2017	Prior Approval Required and Refused	

3. Appeal Decisions

HDC have received notice from the Department of Communities and Local Government that the following appeals have been determined:-

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/16/1842	High Plovers Hammerpond Road Plummers Plain Horsham West Sussex RH13 6PE	Written Reps	Allowed	Refuse	
DC/16/2032	Stammerham Farm Capel Road Rusper West Sussex	Written Reps	Allowed	Refuse	
DC/17/0413	14 Timber Mill Southwater Horsham West Sussex RH13 9SY	Fast Track	Allowed	Refuse	

DC/16/2337	124 Brighton Road Horsham West Sussex RH13 6EY	Written Reps	Allowed	Refuse	
DC/16/1678	The Barn Capel Road Rusper West Sussex RH12 4PY	Written Reps	Dismissed	Refuse	
DC/17/0484	Woodlands Framing Yard Woodlands Farm Old Crawley Road Faygate Horsham West Sussex RH12 4RU	Written Reps	Dismissed	Refuse	

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 7 November 2017

DEVELOPMENT: Erection of one detached dwelling with access onto the Worthing Road

SITE: Pond Farmhouse Worthing Road Southwater Horsham West Sussex
RH13 9BS

WARD: Southwater

APPLICATION: DC/16/2608

APPLICANT: **Name:** Churchlands Ltd **Address:** 50 Springfield Road, Horsham,
West Sussex, RH12 2PD

REASON FOR INCLUSION ON THE AGENDA: At the discretion of the Head of Development

RECOMMENDATION: To approve permission

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks planning permission for the erection of a detached dwellinghouse on land which forms the southernmost part of the residential curtilage of Pond Farmhouse. The proposal comprises a two-storey dwelling, with dormers providing the accommodation at first floor level within the roofspace, a two-storey projection is proposed to the rear elevation. The proposed dwelling would utilise an existing access off Worthing Road, with the existing vegetation screening between Pond Farmhouse and the application site indicated as being retained and reinforced.

DESCRIPTION OF THE SITE

1.3 The application site comprises land to the south of Pond Farmhouse, a Grade II Listed Building which sits within a large irregular shaped plot. The principal listed building is set back in the plot away from the public highway, with the immediate siting comprising open space bounded by mature trees and hedging. The application site is accessed via an access to Pond Farmhouse from the eastern side of Worthing Road (A24), which runs immediately adjacent to the northern boundary of the application site, continuing past and terminating in front of Pond Farmhouse.

1.4 The application site is within the built-up area of Southwater, the centre of which is approximately 800 meters to the south. There is some deciduous tree screening to the southern boundary of Pond Farmhouse that provides an element of screening between Pond Farmhouse and the application site. A featheredge fence separates the application

site from number Grand Oaks Grange, a new residential development comprising three dwellings to the east of the application site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 **National Planning Policy Framework:**

NPPF6 - Delivering a wide choice of high quality homes
NPPF7 - Requiring good design
NPPF12 - Conserving and enhancing the historic environment
NPPF14 - Presumption in favour of sustainable development

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

HDPF1 - Strategic Policy: Sustainable Development
HDPF3 - Strategic Policy: Development Hierarchy
HDPF15 - Strategic Policy: Housing Provision
HDPF16 - Strategic Policy: Meeting Local Housing Needs
HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF34 - Cultural and Heritage Assets
HDPF40 - Sustainable Transport
HDPF41 - Parking

2.4 RELEVANT NEIGHBOURHOOD PLAN

Southwater Parish has been designated a Neighbourhood Development Plan Area (Regulation 5 and 6). At present there is no 'made' plan.

The Southwater Parish Design Statement (PDS) was approved in 2011 and has the status of a Supplementary Planning Document.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

SQ/72/95	Erection of one dwelling with garage and access (outline) Site: Pond Farmhouse Worthing Road Southwater	Application Permitted on 06.09.1995
SQ/37/98	Renewal of permission sq/72/95 to erect 1 dwelling and garage(outline) Site: Pond Farmhouse Worthing Road Southwater	Application Permitted on 06.05.1998
DC/06/2710	Erection of 2 dwellings and garages and formation of new vehicular access (South of and within the curtilage of Pond Farmhouse) (Outline)	Application Permitted on 17.08.2007
DC/08/1103	Erection of 1 x 3-bed and 4 x 4-bed dwellings associated access, garaging, car parking following demolition of existing outbuildings (Land to the south of Pond Farmhouse)	Application Refused on 30.07.2008
DC/08/2626	Erection of 2 x 3-bed and 2 x 4-bed (Total of 4) dwellings associated access, garaging, car parking following demolition of existing outbuildings (Land to the south of Pond Farmhouse).	Application Refused on 18.03.2009
DC/09/1708	Demolition of existing outbuildings and erection of 2 x 3-bed and 1 x 4-bed attached dwellings (Land to the South of Pond Farmhouse).	Application Permitted on 20.11.2009
DC/09/2353	Change of use and conversion of stable building into	Application Permitted on

DC/09/2354	a holiday let (Full Planning) Change of use and conversion of stable building into a holiday let including internal and external alterations (Listed Building Consent)	02.03.2010 Application Permitted on 02.03.2010
DC/10/0014	Change of use and conversion of existing garage outbuilding into a holiday let	Application Permitted on 02.03.2010
DC/15/2504	Erection of one 5 bedroom detached dwelling and one 4 bedroom detached dwelling (land to the south of Grand Oaks Grange)	Allowed on appeal on 06.09.2016

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

INTERNAL CONSULTATIONS

- 3.2 Conservation: Object. The proposed introduction of built form in the proposed location would adversely alter the open and spacious character of the immediate setting to the listed building and change the open, green setting which is appreciated at present. A two storey house to the proposed location would serve as incremental and cumulative erosion of the open setting immediately to the listed building and would have a harmful impact on the significance of the listed building. This is contrary to policy 34 of the HDPF which sets out that development affecting heritage assets will be required to “preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings.”
- 3.3 It should also be noted that the development, in such close proximity to the listed building, would adversely alter ones experience of its setting; as set out in the submitted statement, setting is defined as the surroundings in which one experiences a heritage asset, therefore, it is not just views alone which should be considered.
- 3.4 It is considered that the proposal would harm the setting of the listed building.

OUTSIDE AGENCIES

- 3.5 Southern Water: No objection.
- 3.6 Southwater Parish Council: Object for the following reasons:-
- Will cause detrimental harm to the setting of a listed building;
 - Overdevelopment of the land building excessively large;
 - Undersize internal garage;
 - No section 106 contribution;
 - Additional traffic entering the Worthing Road, and subsequent Roundabout against Traffic Survey.

3.7 West Sussex County Council – Highways: No objection.

PUBLIC CONSULTATIONS

3.8 10 letters of representation were received, of which 3 offered comments which neither supported nor objected to the proposal, and 7 objected to the proposal for the following reasons:-

- Will cause detrimental harm to the setting of a listed building;
- Overdevelopment of the land building excessively large;
- Undersize internal garage;
- No section 106 contribution;
- Additional traffic entering the Worthing Road, and subsequent Roundabout against Traffic Survey.

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

6.1 HDPF Policy 3 advises that development will be permitted within towns and villages which have defined built up areas provided that it can 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 as set out within the policy. The application site falls within the defined built up area of Southwater and the scale of the development would maintain the characteristics and function of the settlement. The principle of development is therefore considered acceptable, subject to detailed considerations.

Character and appearance

6.2 The proposed dwelling would be sited to the south-west of Pond Farmhouse, a Grade II Listed Building. The historical maps show that this area of the site originally fell outside of the curtilage to the listed building, and was historically part of a reasonably narrow yet long field which ran south adjacent the highway. Whilst the area to be developed was not within the original garden area to the listed building the land directly abutted the southern boundary to the listed building. The setting to the listed building was therefore historically rural and open. While various housing developments within the locality has created a more urban character some sense of spaciousness remains around the listed building due to the relatively deep garden which leads south to Grand Oaks Grange.

6.3 The introduction of built form in the proposed location would alter the open and spacious character of the immediate setting to the listed building, and the Conservation Officer has objected to the application on this basis. It is though considered that this impact would be more apparent on plan form than within the actual vicinity of the Listed Building. An

established vegetated strip runs between the application site and Pond Farmhouse, and this significantly diminishes the contribution of any openness derived from the site to the setting of the Listed Building. As a result the majority of the proposed dwelling would not be visible from within the grounds of the Listed Building.

- 6.4 The significance of the listed building is primarily its architectural integrity, being of the local built vernacular which positively contributes to the historic development of the area. It is considered that application site does not make a particularly strong contribution to the setting of the listed building, with any semblance of the historical rural open setting derived primarily from the immediate curtilage to the building rather than the application site. The original boundaries of the historic farmhouse have been compromised over time, most recently through the granting of planning permission for a terrace of 3 dwellings on Grand Oaks Grange in 2009, and the concealed nature of the development would mean the setting of Pond Farmhouse would not be adversely affected by the proposal, any harm deriving from the proposal would therefore be less than substantial.
- 6.5 The application site is within an established residential area characterised by a mix of detached and terraced dwellings. Pond Farmhouse occupies a large irregular shaped plot with a pond to the east and converted outbuildings to the north of the application site. To the south recently constructed dwellings within Grand Oaks Grange are set back from the road frontage, as is Pond Farmhouse. There is existing tree screening along the road frontage to the west boundary of Pond Farmhouse which screens the application site, with only brief glimpses possible from the public realm.
- 6.6 The proposed dwelling would feature a barn-end roof with front and rear dormers, with traditional materials including stone and brick elevations and a hand-made clay tile roof. This approach would reflect surrounding development, most notably recent infill development to the east at Grand Oaks Grange. The scale of the dwelling and proposed plot size would reflect existing development in the immediate vicinity of the site and would not appear cramped or incongruous. The submitted plans allow for reinforcement of existing planting between the application site and Pond Farmhouse, and the resulting boundary would read as a continuation of that which exists to the rear of the dwellings on Grand Oaks Grange, and this could be secured through condition.

Impact on neighbouring amenity

- 6.7 Policy 33 of the HDPF requires that development avoids unacceptable harm to the amenity of occupiers/users of nearby property and land. There would be sufficient separation around the proposed building to prevent any harmful loss of light or outlook for occupants of adjoining properties. There is existing tree screening between the proposed dwelling and the neighbour to the north and the absence of window openings to the northern elevation would prevent any harmful overlooking of this adjoining property. The relationship between the proposed dwelling and properties on Grand Oaks Grange would not be uncommon in a residential location such as this, and it is considered that the resulting views created from the first level would not cause such harm as to warrant a refusal of planning permission.

Highways

- 6.8 The proposed dwelling would make use of an existing access off Worthing Road. The Highway Authority has identified no concerns in respect of visibility and has advised that the proposal would not be expected to have a severe impact on adjoining highways. While the garage would be undersized in comparison to WSCC standards there would be sufficient surface parking for future occupants of the dwelling. For the reasons outlined the proposal is considered to accord with Policies 40 and 41 of the HDPF.

Conclusion

- 6.9 It is accepted that the development would result in some harm to the setting of the adjacent Grade II listed building, albeit this harm is of similar impact to that afforded by existing adjacent developments within the setting of this listed building. Nevertheless, under s.66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 the identification of harm to a listed building or its setting carries considerable weight and importance in the planning balance and leads to a strong presumption against the grant of permission. When assessed against the NPPF, in this case the level of harm is considered 'less than substantial'. Paragraph 134 sets out that where a proposed development would lead to 'less than substantial' harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal. The proposal would offer the public benefit of an additional dwellinghouse within the built-up area boundary of a sustainable settlement to help meet the housing needs of the District, within a scheme that provides appropriate landscaping to mitigate against much of the harm that would arise from its encroachment into the setting of the listed building. On this basis, and on balance, it is considered that the harm to the setting of the listed building would be minor and would be outweighed by the benefits of the proposal when considered under Policy 34 of the HDPF, paragraph 134 of the NPPF and within the statutory framework of s.66 of the Planning (Listed Buildings & Conservation Areas) Act. The application is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.10 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.11 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	183.61	0	183.61
		Total Gain	183.61
		Total Demolition	N/A

- 6.12 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.13 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to the following conditions:

1. List of 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 (Slab Level) 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 ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4. **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).

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 proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used 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-Occupation Condition:** Prior to the first occupation 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).

7. **Pre-Occupation Condition:** Prior to the first occupation 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 no. KP 4 A 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).

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, E, or H of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

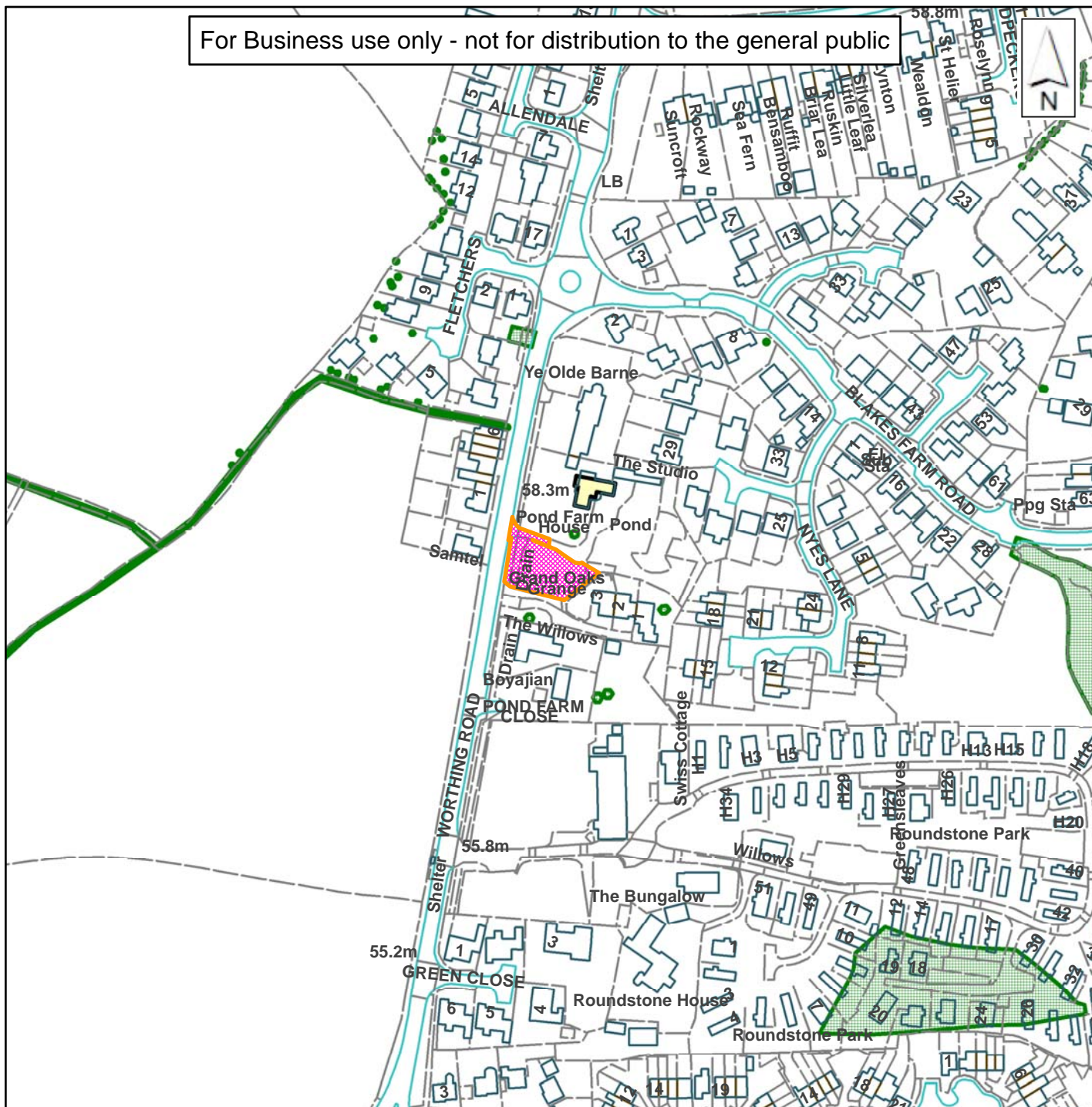
Reason: In the interest of amenity and due to the constraints of the site in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/16/2608



Pond Farmhouse, Southwater, RH13 9BS

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 7 November 2017

DEVELOPMENT: Conversion of a double garage into an annexe ancillary to the main dwelling

SITE: Tanimola, 2 Testers Close, Southwater, West Sussex, RH13 9BF

WARD: Southwater

APPLICATION: DC/17/1566

APPLICANT: **Name:** Mrs Yetunde Quartermaine **Address:** Tanimola, 2 Testers Close, Southwater, West Sussex, RH13 9BF

REASON FOR INCLUSION ON THE AGENDA: At the request of Southwater Parish Council

RECOMMENDATION: To approve permission

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks retrospective permission for conversion of an existing double garage into a residential annexe. The annexe would provide a ground floor lounge area, bathroom and kitchen area (with cooking facilities) with a bedroom within the roofspace. The external alterations would comprise the removal of an external staircase, the replacement of garage doors with window openings, and alterations to window and door openings at ground and first floor levels.

1.3 The application sets out that the occupation of the annexe would be by a family member in connection with the occupation of the main dwelling.

DESCRIPTION OF THE SITE

1.4 The application site comprises a detached property with detached garage located within the north-western corner of Testers Close, a residential cul-de-sac to the north of Mill Straight within the built-up area of Southwater. Testers Close comprises three detached chalet bungalows, no. 3 features two integral garages with nos. 1 and 2 feature detached garages adjacent to each other with surface parking to the front.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 **National Planning Policy Framework:**

NPPF7 – Requiring good design

NPPF14 – Presumption favour of sustainable development

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

HDPF1 – Strategic Policy: Sustainable Development

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

HDPF40 – Sustainable Transport

HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.4 **Neighbourhood Plan**

Southwater Parish has been designated a Neighbourhood Development Plan Area (Regulation 5 and 6). At present there is no 'made' plan.

The Southwater Parish Design Statement (PDS) was approved in 2011 and has the status of a Supplementary Planning Document.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

HR/78/86	Erection of 3 chalet bungalows and double garages	Application permitted on 29.05.1986
SQ/45/98	Conservatory	Application permitted on 25.06.1998

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.

INTERNAL CONSULTATIONS

3.2 None required.

OUTSIDE AGENCIES

3.3 Southwater Parish Council: Object for the following reasons:-

- Applicant has converted the garage into independent accommodation and made alterations to separate the building from the main dwellinghouse;
- Neither of the double garages can be used for parking. Occupants of neighbouring properties report excessive and inconsiderate parking;
- If the application is approved the flouting of planning regulations will be rewarded;
- Concern that an approval of the application would create a precedent.

3.4 West Sussex County Council Highways: No objection:-

- The works have resulted in loss of parking within the garage. The main dwellinghouse is still served by two parking spaces. It is anticipated that a property of this size together with an annexe creates a demand for a minimum of 3 car parking spaces;
- The LHA would only be able to raise an objection to the proposal if it created a severe residual highway safety issue (paragraph 32 of the National Planning Policy Framework).

PUBLIC CONSULTATIONS

- 3.5 One representation has been received commenting that should planning permission be granted a condition should be imposed to prevent future separation of the dwelling and annexe.

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

Background

- 6.1 The application relates to external alterations which have taken place to the detached garage building to create annexe accommodation ancillary to the main dwellinghouse. The original planning permission included a planning condition which removed permitted development rights for extensions or alterations to buildings (both dwellings and garages) within the close. The external alterations therefore require planning permission.
- 6.2 The original planning permission did not though restrict or secure future use of the garage buildings for vehicular parking only. As such providing a material change of use has not occurred alternative use(s) of the garage buildings may not require planning permission. This application seeks consent for additional accommodation which the applicant has advised would be ancillary to the main dwelling, in the manner of a residential annexe. Annexe accommodation would not constitute a change of use for which planning permission would be required. Whether the nature and scale of the intended accommodation would be ancillary is considered below.

Proposed use

- 6.3 As set out above, the use of a building within a residential curtilage for purposes ancillary to a dwellinghouse would not normally constitute a development for which planning permission would be required (as no material change of use would have occurred). In this instance the proposed accommodation would provide all the facilities associated with a

self-contained residential dwelling, and it is noted that previous occupation of the building has not been connected to the main dwelling.

- 6.4 However, the application has been submitted on the basis of providing a residential annexe, and not a self-contained dwelling, and information has been provided which indicates a family member would occupy the building. The annexe is sited in extremely close proximity to the main dwelling, and the scale of the accommodation would be subservient to the main dwelling. The submitted plans do not indicate any subdivision of the plot, with occupants of the annexe and dwelling sharing the existing garden, and the site would be served by one primary access.
- 6.5 It is considered that the above factors would not necessarily lend themselves to future use of the building in the manner of a self-contained dwelling. The nature of the accommodation is instead accepted as being in the manner of an ancillary annexe. A condition is recommended to prevent future independent use of the annexe, and if necessary any alternative use / occupation could be investigated by the Planning Compliance Team. A further condition is recommended to secure implementation of a boundary treatment which would help to ensure access to the annexe through the main dwellinghouse, reinforcing the connection between the two buildings.

Character and appearance

- 6.6 Policy 33 of the HDPF seeks to ensure development is of a high standard of design and relates sympathetically with the built surroundings. The proposal has not altered the scale of the building with the key change to replacement of garage doors with timber boarding and window openings. The external alterations reflect the appearance of the adjoining garage and the main dwelling, and as such have not harmed the character or appearance of the site or wider surroundings. The visual impact is therefore considered to accord with the above policy and the Parish Design Statement.

Impact on neighbouring amenity

- 6.7 Policy 33 of the HDPF requires that development avoids unacceptable harm to the amenity of occupiers/users of nearby property and land. The external alterations have not changed the physical relationship between the site and adjoining properties and no harmful loss of light or outlook has resulted for adjoining residents. The revised window and door openings do not directly front neighbouring amenity space or windows and no harmful loss of privacy has therefore resulted from the proposal.
- 6.8 It is considered that normal domestic use of the building in an ancillary manner to the main dwellinghouse would not be expected to generate significantly harmful levels of noise or disturbance. Were complaints to be received in the future they could be investigated under separate, Environmental Health, legislation.

Impact on highways

- 6.9 The use of the former garage for ancillary residential accommodation removes 2 potential off-street parking spaces. However, as set out in paragraph 6.2, these spaces were not secured in perpetuity as part of the original planning permission for the Close, and as such it is not possible to ensure retention of the garage buildings for the purposes of parking. The site still benefits from off-street parking. It is apparent that street parking is in heavy demand in this locality. It would though be difficult to substantiate that these parking issues are a result of, or would be significantly further impacted by, the proposed residential annexe. It is therefore considered that a refusal of the application on parking grounds would be an extremely difficult position to sustain at any potential appeal. It is noted that the Highway Authority has raised no objection to the proposal. For the reasons outlined the proposal is considered to accord with Policies 40 and 41 of the HDPF.

Conclusion

- 6.10 The provision of ancillary residential accommodation on the site would not result in significant harm to visual or neighbouring amenity and is considered acceptable with regards the resulting impact on highways. The proposal is therefore considered to accord with relevant local and national planning policies.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to the following conditions:

1. List of approved plans
2. **Pre-Occupation Condition:** The ancillary annexe accommodation shall not be occupied until details of gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The gates, fences and walls shall be implemented as approved and shall thereafter be maintained in accordance with the approved details.

Reason: In order to prevent future alterations which would compromise the relationship between the ancillary annexe accommodation and main dwelling, and to safeguard the character and amenities of the locality and highway safety, in accordance with Policies 33 and 41 of the Horsham District Planning Framework (2015).

3. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure other than that approved by condition 2 of this permission shall be erected or constructed without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to prevent future alterations which would compromise the relationship between the ancillary annexe accommodation and main dwelling, and to safeguard the character and amenities of the locality and highway safety, in accordance with Policies 33 and 41 of the Horsham District Planning Framework (2015).

4. **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Tanimola, 2 Testers Close as a single dwellinghouse and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015).

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Tanimola, 2 Testers Close, Southwater, RH13 9BF

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**Horsham
District
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PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 7 November 2017

DEVELOPMENT: Proposed change of use of existing paddock to allow use for animal assisted therapy, erection of associated cabin and 1m high post and rail with wire stock fencing and hardstanding area.

SITE: The Paddock St Leonards Park Hampers Lane Horsham West Sussex RH13 6EG

WARD: Forest

APPLICATION: DC/17/1410

APPLICANT: **Name:** Ms L Davies **Address:** C/O Mr Nikolas Antoniou NJA Town Planning Ltd The Beehive City Place Gatwick RH6 0PA

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received of a contrary view to the Officer recommendation and at the request of Cllr Newman

RECOMMENDATION: Grant Planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission for the change of use of an existing paddock to allow use for animal assisted therapy, along with the erection of an associated cabin and 1m high post and rail with wire stock fencing and increased hardstanding area.
- 1.2 The proposed therapy sessions would be by appointment only and would generally take place three days per week between the hours of 10am and 2pm, with a session lasting approximately 1 hour. It is anticipated that there would be 1 or 2 clients per day although the proposed operating hours could allow for more than this. It is advised that no other people would be employed by the business and that there is sufficient space for two cars on the gravelled area immediately to the north of the stables on land in the applicant's ownership and as granted planning permission by virtue of DC/08/0840.
- 1.3 The proposed cabin would measure approximately 5.68m in length x 3.5m in width x 3 m high, comprising a tack room (6.1sqm) and hay barn (12.215sqm) fitted out as store room and studio respectively. The application includes a 1m high post and rail with wire stock fencing and a hardstanding area of 4m x 3.023m.

- 1.4 The application has been amended during the course of consideration to remove the deer fencing and to address the design of the proposed associated cabin. More traditional post and rail with wire stock fencing is now proposed and the cabin has been designed in terms of its scale and appearance to reflect the design of the existing stable buildings immediately adjacent.

DESCRIPTION OF THE SITE

- 1.5 The application site is within a countryside location which falls within the High Weald Area of Outstanding Natural Beauty (AONB). St Leonards Park House, a Grade II listed building is located to the north of the site, which is also subject to an Article 4 Direction removing permitted development rights.
- 1.6 The paddock subject to the application is located to the north and west side of Hampers Lane which runs along the southern and eastern boundary of the site. Hampers Lane itself is a single track access leading to sporadic residential properties located along the lane and to the area known as St Leonards Park adjacent to St Leonards Forest.
- 1.7 The paddock site comprises level grazing land of approximately 3.78 acres, with four stables and a feed store of timber construction. The site is divided internally and has a connecting trough. The site is enclosed by a fenced boundary and mature trees along Hampers Lane and evergreen trees lining the eastern boundary of the site as well as opposite along the Hampers Lane approach to St Leonards House. There is a public bridleway running along Hampers Lane to the south (ROW 1696) and a public footpath running north to south to the immediate east of the field (ROW 1697).

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 **National Planning Policy Framework:**

NPPF3 - Supporting a prosperous rural economy

NPPF7 - Requiring good design

NPPF11 - Conserving and enhancing the natural environment

NPPF12 - Conserving and enhancing the historic environment

NPPF14 - Presumption in favour of sustainable development

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

HDPF10 - Rural Economic Development

HDPF11 - Tourism and Cultural Facilities

HDPF25 - Strategic Policy: The Natural Environment and Landscape Character

HDPF26 - Strategic Policy: Countryside Protection

HDPF30 - Protected Landscapes

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

HDPF34 - Cultural and Heritage Assets

HDPF40 - Sustainable Transport

HDPF42 - Inclusive Communities

HDPF43 - Community Facilities, Leisure and Recreation

2.4 RELEVANT NEIGHBOURHOOD PLAN

Horsham Blueprint was designated as a Neighbourhood Development Plan Area on the 15th June 2015. However, there is currently no Neighbourhood Plan for the area. The site is not an allocated site within the Local Plan.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

HU/349/90	Erection of 4 stables & feed store Site: Hampers La St Leonards Pk	Application Refused on 10.12.1990
HU/7/91	Erection of four timber stables and feed store Site: St Leonards Park Hampers La Horsham	Application Permitted on 21.02.1991
DC/06/0342	Erection of 2 stables, feed/tack room and hay barn (extension to 2 existing stables)	Application Refused on 03.05.2006
DC/08/0138	Proposed hard standing for existing stables use	Application Refused on 14.03.2008
DC/08/0840	Proposed hard standing for existing stables use	Application Permitted on 03.06.2008

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

INTERNAL CONSULTATIONS

- 3.2 Landscape Architect: No objection.

OUTSIDE AGENCIES

- 3.3 WSCC Highways: No objection.

- 3.4 Forest Neighbourhood Council: No objection.

PUBLIC CONSULTATIONS

- 3.5 9 representations have been received (including 2 from 1 household) raising objections to the revised scheme, with 7 letters (including 2 from 1 household) objecting to the original scheme and subsequent amendments, for the following reasons:

- Highway and pedestrian safety
- Increased traffic
- AONB area compromised
- Principle of Change of use of land from agriculture to business use
- Concerns regarding development pressures and creep
- Increased activity
- Fencing
- Design of Cabin
- Lack of on-site facilities (W.C.'s)

- 3.6 There were 5 letters of support (including 2 from the same household).

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 this case are considered to be:-

- The principle of the development in this location;
- The impact and scale of the development on the character and visual amenities of the countryside and AONB, including the neighbouring Grade II listed building;
- The amenities of neighbour and future occupiers; and
- Parking and highway safety issues.

Principle

- 6.2 Policy 10, Rural Economic Development, of the HDPF states that development in the countryside should be appropriate to the countryside location and contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside. Policy 26, Countryside Protection, of the HDPF states that any proposal (in the countryside) must be essential to its countryside location and either support the needs of agriculture or forestry; provide for quiet informal recreational use; or, ensure the sustainable development of rural areas.
- 6.3 The site currently benefits from planning permission for private equestrian use with associated stables and hardstanding for car parking (ref: HU/7/91). The proposal would allow use of the existing paddock in connection with activities related to animal assisted therapy, and this would still entail an element of grazing on the site, including the erection of a modest cabin building for related activities. While the proposal represents a small-scale low impact use, with 1 employee working for up to 4 hours three days a week, it would make a contribution to the wider rural economy, providing a form of quiet recreational use which would not generate a significant increase in the level of activity at the site.
- 6.4 It is therefore considered that the proposed development would be appropriate in this location and would accord with Policies 10 and 26 of the HDPF. It is also noted that the nature of the proposed use would be supported by Policy 42, Inclusive Communities, of the HDPF, which promotes measures which address needs from people with additional needs, including the disabled or those with learning disabilities.

Character and Appearance

- 6.5 Policies 30, 32, 33 and 34 seek to ensure high quality and inclusive design for all development in the district and ensures that it will; complement locally distinctive characters and heritage and that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, is locally distinctive in character, respects the character of the surrounding area, and uses high standards of building materials, and finishes.

- 6.6 The proposed cabin would have dimension of 5.68m in length x 3.5m in width x 3 m high with tack room (6.1sqm) and hay barn (12.215sqm) fitted out as store room and studio respectively. The application includes a 1m high post and rail with wire stock fencing around the perimeter of the paddock boundaries (red edge of site), and extended hardstanding area.
- 6.7 The proposal has been amended during the application process to remove the deer fencing and to improve the design of the proposed cabin. A more traditional post and rail with wire stock fencing is now proposed and the scale and appearance of the cabin now reflects that of the existing stable buildings immediately adjacent. The proposed cabin would sit adjacent to the existing timber stable buildings and would not appear out of keeping in terms of its scale or appearance. The proposed cabin would be erected on an existing base, which it is advised was previously related to another stable and makeshift feed store. The majority of the paddock will remain as existing and continue to be used for animal grazing.
- 6.8 It is considered that the level of activity or the proposed cabin building and fencing itself would be appropriate in this location, and would not result in any detrimental impact to the important character of the High Weald AONB. St Leonards Park House a Grade II listed Building is located to the north of the application site. The significance and setting of these listed buildings would be preserved by the application proposals, and given the traditional fencing proposed and the location of the proposed cabin (and separation distances).

Impact on amenities

- 6.9 Policy 33 of the HDPF states that development should, amongst other things, respect amenities of neighbouring properties and the locality. The proposed use of the land for animal assisted therapy along with associated cabin, fencing and extended hardstanding are not considered to result in either a development or level of activity that would result in any appreciable harm to neighbouring amenity, particularly with regards noise and disturbance to local residents.

Highways

- 6.13 WSCC Highways Department have advised that they have no objections to the proposals and that no changes would be made to the existing highway. There would be sufficient car parking for two cars and there would be no significant highway or capacity issues arising from the proposals. The application is therefore considered to accord with HDPF Policy 41 Parking which states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

Conclusions

- 6.15 The proposed development is considered appropriate within a countryside location, with the level of activity proposed associated with the animal assisted therapy considered to be of a scale, form and appearance that is appropriate and sympathetic to the countryside and AONB location. The proposals would not result in any significant or appreciable harm to the amenities of neighbouring properties, and that there is a sufficient level of car parking to support the proposed use and activities. The proposals are therefore considered to comply with relevant local and national planning policies.

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-Occupation Condition:** Prior to the first use of the building hereby permitted, the external walls of the building shall be stained to match the adjoining stable blocks. The building shall be retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The hereby approved animal assisted therapy use shall not be open for trade or business except between the hours of 10:00 and 14:30 on Monday to Fridays, and not at all on Saturdays, Sundays or Bank Holidays.

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

5 **Regulatory Condition:** The area of hardstanding indicated on drawing no. LD/17/02 shall only be used for the parking of vehicles in connection with the hereby approved use, and wider paddock, and for no other purpose.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Policy 40 of the Horsham District Planning Framework 2015.

6 **Regulatory Condition:** The site, hereby approved cabin, and existing stable buildings shall only be used for the provision of animal assisted therapy and the keeping of associated animals, including private equestrian use, and for no other purpose without the prior written approval of the Local Planning Authority.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/1410
DC/08/0840
HU/7/91

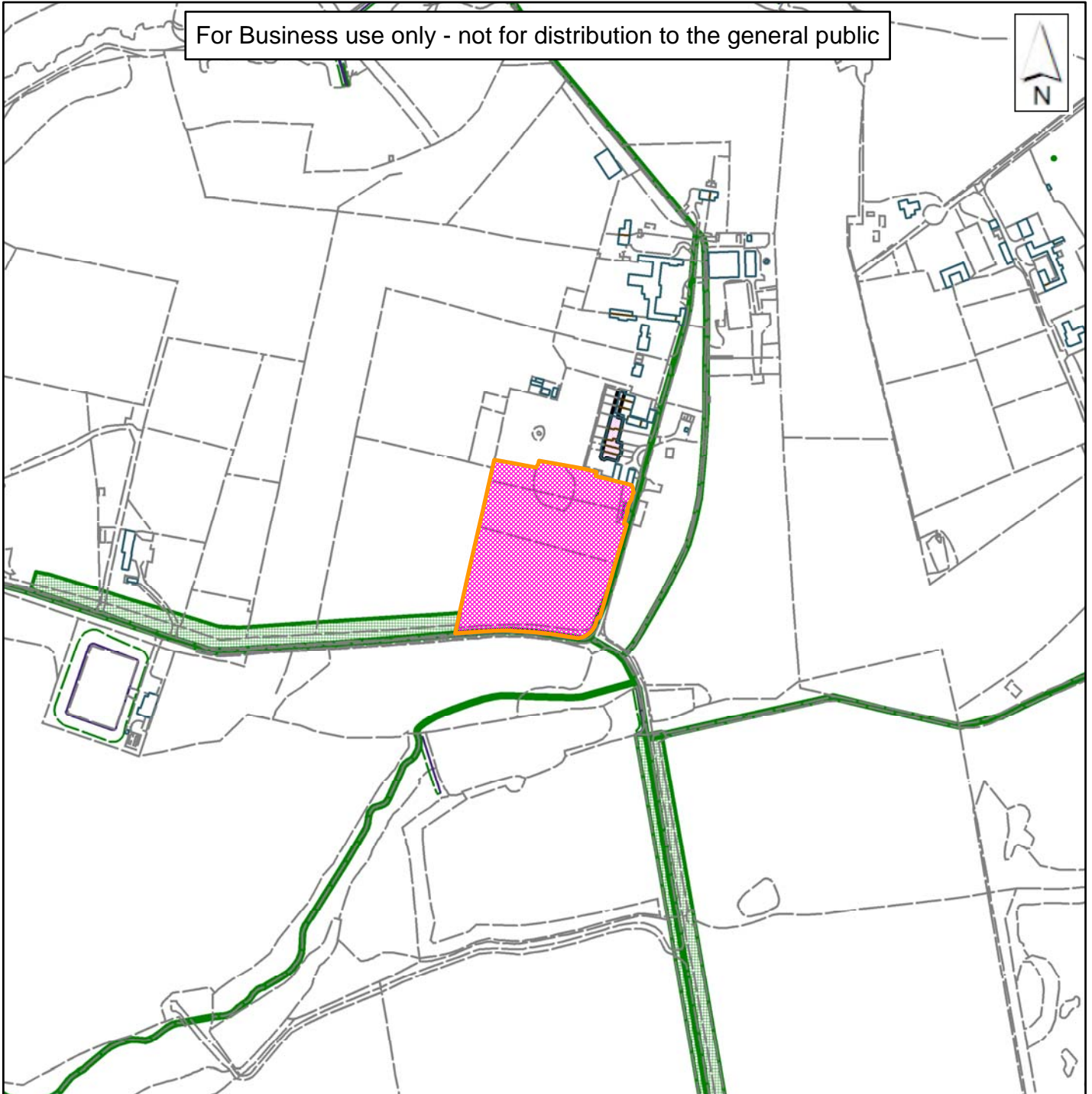
DC/17/1410



Horsham
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The Paddock, St Leonards Park, Hampers Lane, RH13 6EG

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