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Planning Committee (South)

Tuesday, 15th May, 2018 at 2.30 pm
Conference Room, Parkside, Chart Way, Horsham

Councillors:	Brian O'Connell (Chairman)	
	Paul Clarke (Vice-Chairman)	
	John Blackall	Gordon Lindsay
	Jonathan Chowen	Tim Lloyd
	Philip Circus	Paul Marshall
	David Coldwell	Mike Morgan
	Ray Dawe	Kate Rowbottom
	Brian Donnelly	Jim Sanson
	David Jenkins	Ben Staines
	Nigel Jupp	Claire Vickers
	Liz Kitchen	Michael Willett

You are summoned to the meeting to transact the following business

Glen Chipp
Chief Executive

Agenda

	Page No.
GUIDANCE ON PLANNING COMMITTEE PROCEDURE	
1. Apologies for absence	
2. Minutes	7 - 12
To approve as correct the minutes of the meeting held on 17 April 2018	
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	13 - 14

Applications for determination by Committee:

- | | | |
|-----|---|---------|
| 6. | DC/18/0111 - Chilton, West Chiltington Road, Pulborough
Ward: Chanctonbury
Applicant: Mr Anthony Hanks | 15 - 30 |
| 7. | DC/18/0371 - Longbury Hill House, Veras Walk, Storrington
Ward: Chantry
Applicant: Mr Tim Drake | 31 - 48 |
| 8. | DC/17/2625 - Lloyds Bank TSB Limited, 37 High Street, Steyning
Ward: Steyning
Applicant: Mr Cameron Robertson-Aitken | 49 - 60 |
| 9. | DC/17/2626 - Lloyds Bank TSB Limited, 37 High Street, Steyning
Ward: Steyning
Applicant: Mr Cameron Robertson-Aitken | 61 - 68 |
| 10. | DC/17/2620 - Land to the rear of Lloyds Bank TSB Limited, 37 High Street, Steyning
Ward: Steyning
Applicant: Mr Cameron Robertson-Aitken | 69 - 82 |
| 11. | DC/17/2621 - Land to the Rear of Lloyds Bank TSB Limited, 37 High Street, Steyning
Ward: Steyning
Applicant: Mr Cameron Robertson-Aitken | 83 - 90 |
| 12. | 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

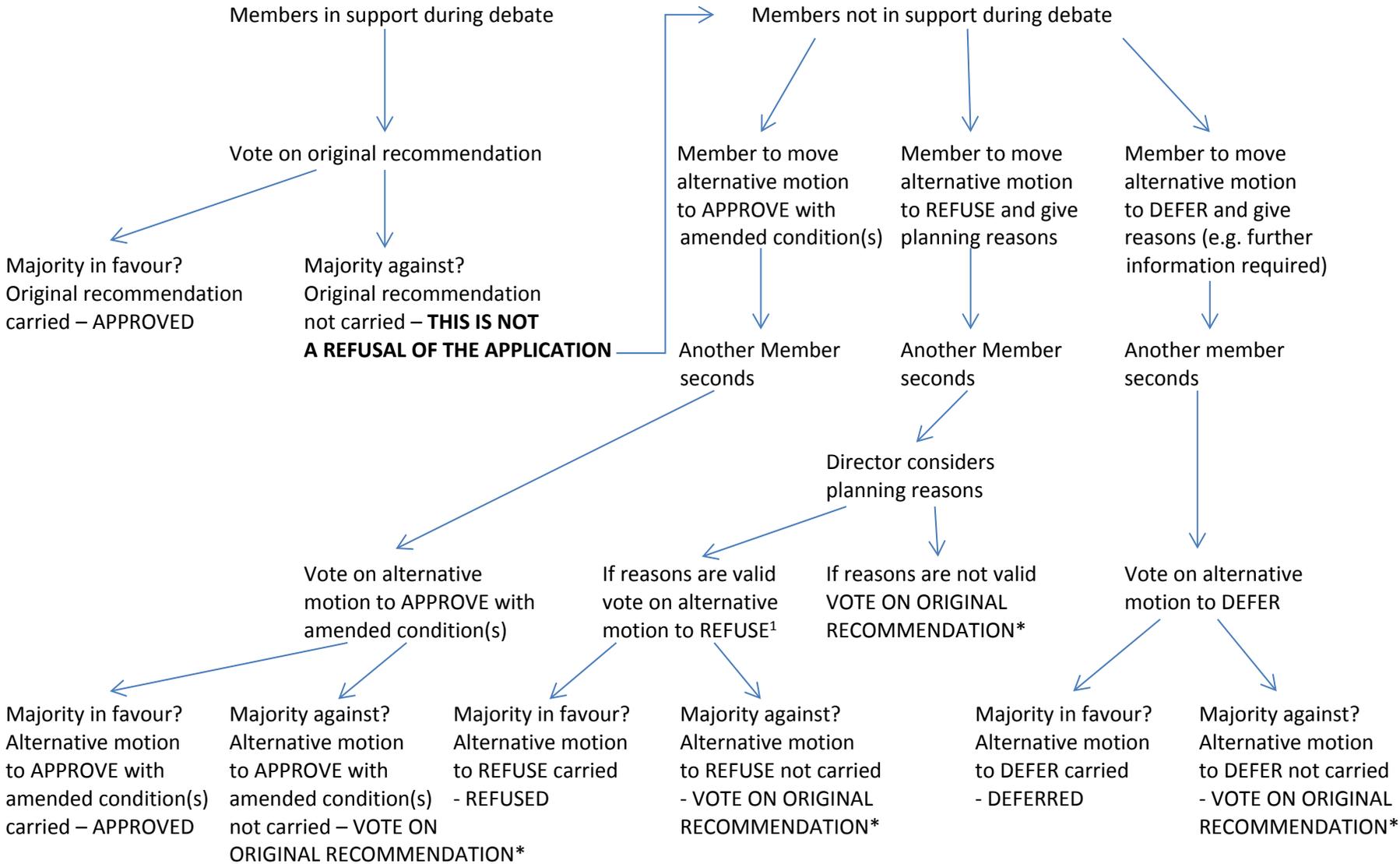
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(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 Head of Development 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>

Original recommendation to APPROVE application



*Or further alternative motion moved and procedure repeated

¹ Subject to Director’s power to refer application to Full Council if cost implications are likely.

Original recommendation to REFUSE application



*Or further alternative motion moved and procedure repeated

² Oakley v South Cambridgeshire District Council and another [2017] EWCA Civ 71

Planning Committee (South)
17 APRIL 2018

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Liz Kitchen, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers and Michael Willett

Apologies: Councillors: David Coldwell

PCS/79 **MINUTES**

The minutes of the previous meeting of the Committee held on 20 March were approved as a correct record and signed by the Chairman.

PCS/80 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCS/81 **ANNOUNCEMENTS**

There were no announcements.

PCS/82 **APPEALS**

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

PCS/83 **DC/17/2352 - CEDAR LEAS, HENFIELD ROAD, COWFOLD**

The Head of Development reported that this application sought permission for the erection of eight dwellings comprising two 2-bedroom semi-detached, and four 4-bedroom and two 3-bedroom detached houses. Each dwelling would be allocated between two and three parking spaces. The existing access would be extended along the south-east boundary of the site.

The application site was located in the built up area of Cowfold and was part of the substantial garden attached to the dwelling Cedar Leas. There were residential and commercial properties to the north and east, and open countryside to the south and west. Two Grade II listed buildings were adjacent to the south east of the site.

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 internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council had raised a number of concerns regarding the application. Twenty-four letters, from eight households, objecting to the proposal had been received. A further two letters of objection raising concerns regarding sewage disposal, flood risk and the width of the access had been received since publication of the report. Three members of the public spoke in objection to the application and a representative of the Parish Council also spoke in objection to it. The applicant's agent 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; design and appearance; landscape, trees and ecology; heritage impacts; its impact on neighbouring amenity; and parking and traffic. It was noted that a commuted sum would be secured by legal agreement to compensate for the lack of affordable housing.

Members noted concerns regarding access onto the A281 in the context of the Highway Authority's comments and acknowledged that there were no highway grounds for refusal. There was some concern regarding the impact of the proposal on air quality, given the proximity to the Cowfold Air Quality Management Area, and it was noted that electric car charging points would be provided for each dwelling.

Members discussed the impact of the scheme on the risk of flooding and in response to concerns it was agreed that Condition 6 would be amended to ensure that measures proposed to mitigate the problem would be more explicitly detailed to show how run-off rates would be the same or improved compared to existing run-off rates, to be agreed in consultation with the Local Members.

RESOLVED

That planning application DC/17/2352 be granted subject to the conditions as reported, with pre-commencement Condition 6 amended to read:

No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal, and detailing that run-off rates will be the same or an improvement on existing run-off rates, has been submitted to and approved in writing by the Local Planning Authority in consultation with Local Members. The development shall be carried out in accordance with the approved scheme.

PCS/84 **DC/18/0018 - GARAGE BLOCK, ROWAN DRIVE, BILLINGSHURST**

Item withdrawn from the agenda.

PCS/85 **SDNP/17/05626/FUL - GERSTON FARM, GREYFRIARS LANE, STORRINGTON**

The Head of Development reported that this application sought permission for the stationing of four eco-pods in the southern section of the site, along with a three metre high toilet/shower block. A parking area for six cars for the campsite was also proposed. Each pod and the shower block would be connected to the carpark by a woodchip path. Landscaping included additional native hedges on the north and west boundaries.

The application site was a paddock located in the South Downs National Park outside the build-up area of Storrington, west of Greyfriars Lane. There was open countryside to the south, east and west, and two residential properties and Gerston Business Park to the north. The application site was to the south and west of the curtilage of one of the two residential properties, Gerston Cottage. The South Downs Way was some distance to the south.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

Members were advised that since refusal of an application for two holiday cottages to the north side of Gerston Farm Bungalow in 2014 (SDNP/14/03409/FUL) both Horsham District Council and the South Downs National Park had published new visitor accommodation studies which identified a need for additional visitor accommodation, including camping facilities such as camping-pods, for those visiting the SDNP. There were also significant differences between the refused proposal and the current application.

The Parish Council objected to the application. Thirteen letters, from eleven households, objecting to the proposal had been received. Since publication of the report an additional letter of objection had been received, which referred to 2014 refused application. Six letters of support had also been received. Three members of the public spoke in objection to the application and a representative of the Parish Council also spoke in objection to it. The applicant 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; landscape character of the site and surrounding area; ecology; its impact on the amenity of occupiers of adjoining land and properties; and parking and traffic conditions.

Members concluded that the proposal would support the rural economy and tourism. It was noted that the pods were not permanent structures and could

be removed should the business fail, and it was considered that impact on neighbouring amenity could be controlled through conditions.

In response to concerns that the amenities of adjacent residents could be compromised if the existing access through the business park to the north was used by campers, it was agreed that an additional condition to restrict use of the northern access would be added.

Members requested that in addition to Condition 6 requiring the submission of a landscaping scheme, an Informative should be submitted to the applicant encouraging additional measures to improve the ecological interest of the site, with suggested measures including further native planting, a wild flower meadow, a pond, and bird and bat boxes.

RESOLVED

That planning application SDNP/17/05626/FUL be granted subject to the conditions as reported, with an additional condition to ensure that all access (other than access required by maintenance vehicles) to the camping pods by occupiers and visitors to the site shall at all times be via the proposed southern access only.

PCS/86 **DC/17/0861 - BUS TURNING CIRCLE, OLD MILL DRIVE, STORRINGTON**

The Head of Development reported that this application sought permission to reconfigure the bus turning circle on Old Mill Drive. The proposal would enable works for future development of the Storrington Mill Road Diamond site.

The applicant had submitted an appeal to the Planning Inspector on the grounds of non-determination and, in order to enable the Local Planning Authority to provide a recommendation to the Planning Inspectorate, the Committee was asked how the application would have been determined, including conditions, had the appeal not been lodged.

The application site was located in the built-up area of Storrington, immediately north of the High Street. It was surrounded by a mix of residential and commercial premises, with an area of trees and grassland to the west. There was an access to a car park to the east, and a number of trees positioned within the turning circle itself. The Storrington Conservation Area was opposite Old Mill Drive to the west, and beyond the adjacent car park to the east.

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 internal and external consultees, as contained within the report, were considered by the Committee. Stagecoach South, one of three bus companies included in the consultation, had raised some concerns

regarding visibility. The proposal had been amended in response to these concerns and the bus company had not commented on the amended plans.

The Parish Council strongly objected to the application. Forty-two letters of objection, from 21 households, had been received. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the character of the site and visual amenities of the street scene; amenities of the occupiers of adjoining properties; and parking and traffic conditions.

Members discussed the proposed reconfiguration in the context of the Storrington Old Mill Drive Diamond Planning Brief Supplementary Planning Document (SPD), which formed part of the Horsham District Planning Framework, and considered that a comprehensive strategic design for the whole Diamond area was required, as required by the SPD. Members therefore considered the proposal to be premature as the design of the bus circle would need to take into account the wider development to ensure the proposed bus turning circle would not impede the comprehensive development of the site.

Members raised concerns regarding the impact of the proposal, in particular on the amenity value of the trees within the existing turning circle and requested that an assessment by the Council's Arboricultural Officer be included in the Local Planning Authority appeal statement.

Members were also concerned that the reconfiguration could have an impact on air quality, within the Storrington Air Quality Management Area, and it was also requested that comments from the Council's Air Quality Officer be included in the appeal statement.

RESOLVED

- (i) That the Local Planning Authority advises the Planning Inspectorate that, had an appeal for non-determination not been lodged, the Committee would have resolved to approve planning application DC/17/0861, subject to the conditions as reported, with an additional condition to read:

No development shall take place until a comprehensive development scheme for the wider Storrington Old Mill Drive Diamond development site has been submitted to and approved in writing by the Local Planning Authority by way of application.

- (ii) That the Local Planning Authority appeal statement includes comments from: the Air Quality Officer on the impact of the proposal on the Storrington AQMA; and from the tree officer

regarding the amenity value of the trees within the turning circle
and whether they are worthy of a TPO.

The meeting closed at 4.16 pm having commenced at 2.30 pm

CHAIRMAN



Planning Committee (South)

Date: 15th May 2018

Report on Appeals: 05/04/2018 – 01/05/2018

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/17/2654	Rowfold Nurseries Coneyhurst Road Billingshurst West Sussex	09/04/2018	Split Decision	
EN/18/0080	Whiteoaks Shoreham Road Small Dole Henfield West Sussex BN5 9SD	16/04/2018		
DC/17/2074	Land Adjoining The Orchard Cowfold Road West Grinstead West Sussex	24/04/2018	Refused	Refused

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/17/1375	Whiteoaks Shoreham Road Small Dole Henfield West Sussex BN5 9SD	Informal Hearing	12/04/2018	Permit	Refused
DC/17/0553	Land To The South of Littleworth Lane Littleworth Partridge Green West Sussex	Written Representation	29/04/2018	Refuse	

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/16/2376	Woodleigh Nutbourne Lane Nutbourne Pulborough West Sussex RH20 2HS	Public Inquiry	Withdrawn	Refused	
DC/17/0808	White Canons Fryern Park Fryern Road Storrington Pulborough West Sussex RH20 4FF	Written Representation	Appeal Dismissed	Refused	



**Horsham
District
Council**

PLANNING REPORT COMMITTEE

TO: Planning Committee South

BY: Head of Development

DATE: 15th May 2018

DEVELOPMENT: Erection of 5x dwellings with associated garaging, hardstanding and parking following the demolition of existing bungalow

SITE: Chilton West Chiltington Road Pulborough West Sussex RH20 2PR

WARD: Chanctonbury

APPLICATION: DC/18/0111

APPLICANT: **Name:** Mr Anthony Hanks **Address:** The Lee 3 Byne Close Storrington RH20 4BS

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made a written representation, which disclose material considerations, are within the consultation period and are inconsistent with the officer's recommendation.

RECOMMENDATION: To approve planning permission, subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Full planning permission is sought for the erection of five new dwellings, comprising 3 x detached three bedroom bungalows and 2 x two-storey detached five bedroom dwellings. The existing bungalow on site will be demolished, resulting in a net gain of 4 dwellings on site. The existing access will serve the new dwellings, which would branch off to the west to plots 1 and 2 (both two storey 5-bedroom houses), and to the west for plots 3-5 (3-bedroom bungalows). Plots 1 and 2 would comprise houses of a similar appearance and scale, though mirroring one another, and would include an attached double garage to the side. Plots 3 and 4 too would include a similar mirrored appearance, with an attached single garage to the side, and plot 5 would comprise a differing bungalow design with a detached garage forward of the principal elevation of the site.

DESCRIPTION OF THE SITE

- 1.2 The application site comprises a generous triangular residential plot located on the northern side of West Chiltington Road, West Chiltington. The plot currently hosts a detached bungalow and various outbuildings. The existing dwelling is set to the southern corner of the site, some 15m from the front boundary to the highway, which slopes gently downwards from the street. The site is bound by hedging to the front boundary, and a mix of timber fences

and dense tree-lined hedges to the northern and eastern sides. The parcel's northern rear boundary is defined by a stream, which runs from east to west. The land immediately to the south of the stream within the application site falls within Flood Zone 2, in which the existing bungalow is partially sited within

- 1.3 The application site is located within the defined built-up area boundary of West Chiltington Common, with the settlement boundary extending along the northern site boundary. Residential properties within the settlement boundary sit opposite to the south and east.

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:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 – Strategic Policy: Housing Provision
Policy 16 – Strategic Policy: Meeting Local Housing Needs
Policy 24 – Strategic Policy: Environmental Protection
Policy 31 – Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 – Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 38 – Strategic Policy: Flooding
Policy 39 – Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.2 West Chiltington Parish is a designated Neighbourhood Plan Area. The draft Plan is at initial Regulation 14 consultation stage.

PLANNING HISTORY AND RELEVANT APPLICATIONS

WC/116/88	Bungalow and garage Comment: Outline (From old Planning History)	Application Refused on 25.01.1989
WC/80/88	Erection of a bungalow Comment: Outline (From old Planning History)	Application Refused on 20.07.1988
WC/98/87	Bungalow and garage Comment: Outline (From old Planning History)	Application Refused on 31.12.1987
PL/16/59	Bungalow (From old Planning History)	Application Permitted on 08.07.1959

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 **HDC Strategic Planning:** No Objection
- 3.3 **HDC Landscape Architect:** No Objection, subject to conditions
- 3.4 **HDC Arboricultural Officer:** No Objection, full comments to be presented at the committee.
- 3.5 **HDC Housing:** Objection
This scheme proposes no affordable accommodation or alternative commuted sum. It is therefore not policy compliant and not supported by Housing Officers

NB: as this development results in a net gain of 4 dwellings there is no affordable housing requirement in accordance with Policy 16 of the HDPF.

- 3.6 **HDC Drainage Engineer:** No Objection, subject to conditions
No overall objections to the surface water drainage strategy proposed. The assessment demonstrates that the development proposal can be satisfactorily accommodated without increasing flood risk elsewhere.

As the development site borders ditch / watercourses the following informative should be considered;

Riparian Buffer Advice:

If your development site includes a watercourse or water-dependent habitat, such as wet woodland or floodplain marsh, you must always seek to conserve and enhance these habitats and where possible provide new similar habitats.

Watercourses should be left with an appropriately sized, development-free buffer zone on both sides of the channel. Usually, a minimum of 5 metres on both sides of the watercourse will be required.

Riparian owners should seek to protect and enhance the watercourses on their land and carry out any Water Framework Directive actions in line with the South East River Basin District Management Plan.

OUTSIDE AGENCIES

- 3.7 **WSCC Highways:** No Objection, subject to conditions
- 3.8 **Southern Water:** No Objection
- 3.9 **Environment Agency:** Comment
Please refer to standing flood advice

PUBLIC CONSULTATIONS

- 3.10 **West Chiltington Parish Council:** Objection, on the following grounds:
- Inaccuracies in drawings in respect to the boundary line with Bracklyn Close and the stream to the north of the plot.
 - Concerns over flood risk – incomplete flood assessment with required remedial work needed.

- Property sizes are large and not in keeping with emerging NP.
- Overdevelopment of the site.
- Loss of privacy to neighbouring properties.
- The position of the site access is on a bend of the road with poor visibility. Access road is also on the wall line of the neighbouring property.
- Potentially effecting setting of Grade II listed building adjacent to the site.

3.11 Ten letters of representation have been received objecting to the proposal on the following grounds:

- Location on a dangerous junction
- Proposed dwellings set too close to the road
- Loss of privacy by overlooking
- Overdevelopment
- Adverse impact on wildlife
- Increased risk to pedestrians
- Loss of trees and hedgerows
- Visually overbearing appearance
- Too dense for the size of the plot
- No affordable housing aspect
- Increased pressure on medical and school services

3.12 One letter was received supporting the proposal, and one neither objecting nor supporting.

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 It is considered that the principle issues in the determination of the application are:

- a) Principle of the Development
- b) Visual Impact and Appearance
- c) Impact on Neighbouring Amenity
- d) Highways and Parking
- e) Flood risk

Principle of the Development

6.2 Policy 3 of the Horsham District Planning Framework states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy. The settlement hierarchy within Policy 3 defines West Chiltington as a medium village that has '*a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements*'.

- 6.3 As the application site sits within the defined settlement boundary of West Chiltington Common, the principle of development can be supported under Policy 3, subject to the acceptability of all other material considerations.

Affordable Housing

- 6.4 Paragraph 50 of the NPPF requires local planning authorities to plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community, and to identify the size, type, tenure and range of housing required that reflects local demand. Within this context Policy 16 of the HDPF, as supported by the Planning Obligations and Affordable Housing SPD (2017), requires that development for between five and fourteen dwellings to provide 20% of the dwellings to be affordable onsite, or via an equivalent financial contribution where it has been demonstrated that on-site provision is not achievable. Policy 16 also requires that development should provide for a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment (SHMA).
- 6.5 In this instance the application proposes a net increase of 4 dwellings across the site, thereby falling below the above threshold for affordable housing. Consequently, the application is not required to provide affordable housing.

Visual Impact and Appearance

- 6.6 Policy 32 of the Horsham District Planning Framework states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the Horsham District Planning Framework states that development proposals should make efficient use of land, ensures that the scale, massing and appearance of the development is to a high standard, is locally distinctive in character, uses high standards of building materials, finished and landscaping, and presumes in favour of the retention of existing important landscaping and natural features.
- 6.7 The application proposes the erection of five new dwellings on the site in place of a detached bungalow that sits on a generous plot significantly larger than that predominant in the wider area. The dwellings would be formed of 2 x detached five bedroom two-storey dwellings, and 3 x detached three bedroom bungalows. The existing access to the site would be maintained, which would branch to the east and west of the site to serve all of the dwellings. Plots 1 and 2 would be sited 7-9m from the boundary to the highway, and would be separate adequately from each other, and at least 55m from the nearest residential dwelling (Woodlands House, Panners Drive). Plots 3-5 are sited to the east of the site, to the rear of the 1-4 Bracklyn Close – the bungalows would be sited between 18.5-29m from the rear elevations of these neighbours, and would too be adequately spaced between each other.
- 6.8 The site neighbours relatively recent residential development, including Panners Drive to the south west, and Bracklyn Close to the east. Panners Drive was granted three new dwellings on appeal (DC/05/2725) in place of the former single dwelling on site, Panners. Prior to this, permission for five dwellings was sought, which was refused and subsequently dismissed at appeal. To the east of the site, Bracklyn Close was granted consent for nine dwellings in place of the former single dwelling, Bracklyn (DC/13/1817).
- 6.9 The density of the development would be approximately 8.3dph, compared to the neighbouring 4.3dph at Panners Drive and 7.9dph at Bracklyn Close – though the site would incorporate a slightly denser arrangement than its immediate neighbour, the layout and scale of the site would fit the overall quantum of development within the area, and is generally considered to be a low density development. Whilst planning policy does require an efficient use of land given the consistency of similar neighbouring proposals, coupled with the site's

location wholly within the built up area, the scale of the development is appropriate to the scale and character of the settlement.

- 6.10 The proposed built form would be noticeably increased from the existing arrangement on the site, though in-keeping with the surrounding quantum of development. The proposed dwellings would feature a contemporary Sussex design with a mix of pitched and half-hipped roofs, with cedar cladding and open gables. The surrounding area is composed of detached dwellings of varying design and styling of a mid-twentieth century vernacular, with some dwelling incorporating a more traditional material pallet. Whilst the proposal does not attempt to directly replicate this style, the submitted design detail would cohabit with the variation within the wider surrounding area. The layout of the scheme would not detract from the established built pattern to the wider area, and would be sufficiently set back from the road with soft landscaping, retaining the vegetated boundary along the site frontage.
- 6.11 The development would result in the loss of approximately 15 of the existing mature trees on site, proposing extensive new landscaping including the construction of a new retaining wall to the northern boundary adjacent to the stream, and a balancing pond to the (north) western corner of the site. The submitted detailed Tree Survey and Arboricultural Impact Assessment details that the development would result only in the loss of lesser categorised trees: trees graded "C" (low quality and value) "U" (less than 10 years value and low quality) and few "B" (moderate quality and value). The retained trees to be protected in line with the British Standard. The replacement and replanted trees and proposed landscaping is broadly considered acceptable in principle, though additional information as to the amount and species of the planting has been requested by the Landscape Architect by condition. Overall, the proposed design, scale, layout, and landscaping is considered broadly acceptable and would not conflict with policies 32 and 33 of the Horsham District Planning Framework.

Impact on Amenity

- 6.12 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.
- 6.13 Plots 1 and 2 would be sited in a parallel fashion to West Chiltington Road, which would be separate from each other by approximately 6m. The proposed window placement to these dwellings would be sympathetic with this arrangement, in which windows to the side elevations at first floor level would serve bathrooms, which would likely be obscurely glazed. Given the proposed building line, there would be a degree of mutual overlooking, which would be expected for residential development within the built up area. Each plot would also have reasonable grounds to the front and rear curtilage to serve as private amenity space.
- 6.14 Plots 3-5, sited to the east of the site, are sited relatively parallel to each other. Again, the proposed window placement to these dwellings would be sympathetic with this arrangement, in which windows to the side elevations of the dwellings serve bathrooms, which would likely be obscurely glazed. As the plots are bungalows, each would experience little to no overlooking. Given the spacing, orientation and height of the bungalows in relation to each other, each dwelling would not likely experience adverse levels of overshadowing or overbearing. Each plot would also have reasonable grounds to the front and rear curtilage to serve as private amenity space.
- 6.15 In regards to the impact on existing neighbouring dwelling; plot 1 would be set some 55m from the nearest neighbouring dwelling to the south-west. Given this separation distance, plot 1 would not result in any adverse harm to the existing neighbouring amenities. Plot 2 would be site some 11.5m to the nearest neighbouring dwelling, Neel Gaggan. The first floor of the elevation facing this neighbour does not include any windows, thus would not result in any harm by way of overlooking. Given the separation distance between the two, coupled

with the orientation and siting of the dwelling in relation to the existing neighbour, plot 2 would not result in any adverse harm to the existing neighbouring amenities.

- 6.16 Plots 3-5 would be sited 18.5-29m rear of the neighbouring dwellings to the east on Bracklyn Close. The neighbours' concerns regarding the siting of these plots in relation to the properties on Bracklyn Close are noted. However, given the retained distance between the new dwellings and the neighbours, coupled with the northerly orientation from Bracklyn Close, and the single-storey nature of the bungalows, the development is considered sufficiently set from its neighbours such that it would not result in a significant or harmful overbearing or overshadowing impact.
- 6.17 Whilst it is noted that, due to the pitches and height of the roofs which would be over the existing fence line, the dwellings would be visible from the neighbour's properties, and may result in some loss of outlook. However, the overall height and form of the roofs is not considered to result in detrimentally harmful loss of visual amenities, nor result in harmful overlooking as outlined above. Further to this, given the location of the fenestration at ground floor level, coupled with the satisfactory retained separation distance and boundary fencing, the development would not result in any harmful amounts of overlooking.
- 6.18 Notwithstanding the above considerations, to ensure the amenities of these adjacent residents are preserved in the longer term, a condition is proposed to be attached to any grant of planning permission; removing the dwellings' permitted development rights relating to Classes B and C (roof alterations). This will control any potential future development of the roofs to the proposed dwellings, as any further development without the Local Planning Authority's Control may lead to an adverse impact on neighbouring amenity. With this and the above in mind, the proposed dwellings are not considered to adversely impact on neighbouring amenity, and is therefore considered in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways and Parking

- 6.19 Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.
- 6.20 Following consultation with WSCC Highways, and the submission of additional visibility information and a speed survey, the Local Highways Authority have determined that the continued use of the existing access to serve the additional dwellings on the site would not adversely impact on the safety or use of the highway, in which the access would exceed the minimum requirements for visibility.
- 6.21 Further to this, each dwelling would be able to comfortably accommodate approximately 3-4 vehicles, in which the provided garages would provide ample storage for bicycles. The proposed parking arrangement and turning are also considered acceptable. As such, and subject to conditions to secure the access and parking arrangements, the proposal is considered in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Drainage and Flooding

- 6.22 The northern part of the site adjacent to the adjacent stream is partially located within a designated flood zone (flood zone 2), with the remainder of the site within flood zone 1. Plots

1 and 5 would be wholly sited within flood zone 2, with plots 2-4 partially located within the same flood zone.

6.23 Paragraph 103 of the NPPF states that:

'When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and*
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.'*

6.24 Policy 38 of the HDPF is in accordance with the above, setting out that 'Development proposals will give priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere'. Proposals will need to 'take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas; avoid the functional floodplain (Flood zone 3b); only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary; and require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.

6.25 Policy 38 also sets out that 'where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.'

6.26 The Planning Practice Guidance and Environment Agency standing advice classifies residential development such as this as 'more vulnerable', but appropriate within Flood Zone 2 subject to the outcome of the sequential and exception tests. The standing advice states that for all 'vulnerable' development, a flood risk assessment must address the management of surface water, access and evacuation, and floor levels for the proposed development.

6.27 No sequential test has been completed for this proposed development, however in this instance given the site is within the defined built-up area boundary and occupied as a residential curtilage, it is not considered that the sequential test would identify alternative sites for the five dwellings. The application is submitted on a 'windfall' basis based on the redevelopment potential for this specific property. Whilst the development is classified as 'more vulnerable' as it is within Flood Zone 2 (low to medium risk), the guidance sets out that no exceptions test is required.

6.28 A site specific Flood Risk Assessment (FRA) has though been submitted with the application, prepared in accordance with the standing advice. The Assessment identifies that *'the current flood risk profile of this site is 'Medium' over approximately half the area, with the remainder at Low Risk: the main risk of flooding is from the watercourse that flows along the north boundary. Once Climate Change is factored in, it is possible that areas within the site are at High Risk'*. The FRA includes a number of measures to mitigate the impact of the development on flood risk. It sets out that each dwelling would be set 0.3m above the level of a 1 in 1000 year event flood level. This level takes into consideration future climate change. The FRA also sets out that surface water discharge would be controlled into the stream at 2 litres per second, with excess water stored either in a balancing pond or underground crate. Subject to these measures the FRA concludes that the development would no increase flood risk either onsite or in the wider area.

- 6.29 The Council's Drainage Engineer have raised no objection to the proposals and mitigations set out in the FRA, and in accordance with the Environment Agencies Standing Advice it is not a proposal they would raise objection to. Subject to final details of the surface water drainage strategy and details of all finished floor levels it is considered that the proposed development would comply with the requirements of Policy 38 and the NPPF in respect of managing flood risk both on the site and ensuring flood risk outside the site is not increased.

Conclusion

- 6.30 The proposed dwellings are considered acceptable in principle, which would be of an adequate scale and design for the proposal site and the wider surrounding area, which would result in an acceptable mix of dwellings and bungalows that would be in keeping with the character of the area. The dwellings would not amount to any adverse impact on neighbouring amenity, detrimental to the enjoyment of the existing arrangement, and would not cause any material harm to the highway. Although the site is partially located within Flood Zone 2, a Flood Risk Assessment has been submitted setting out appropriate measures to protect the site from flooding and the wider area from increased flood risk. As such, the proposal is considered in accordance with the Horsham District Planning Framework, subject to the attached conditions and informatives.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

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	1171	0	1171
	Total Gain		1171
	Total Demolition		93

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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 That the application be approved, subject to the following conditions:

1 A List of the Approved Plans

Reason: For the avoidance of doubt and in the interest of proper planning

- 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 commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local

Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental ensure that the dwellings are protected from any potential flooding, in accordance with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **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 ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

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-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

- 7 **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 approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted 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).

- 8 **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).

- 9 **Pre-Occupation Condition:** No dwelling be first occupied until the access, vehicle parking and turning spaces necessary to serve that dwelling have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

- 10 **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 landscape scheme shall include the following details and measures:

- Details of all trees to be retained on and adjacent to the site and measures for their protection during construction works
- Details of all planting, including species, planting size and planting method (for any trees)
- Details of all hard surfacing materials, colour and finishes
- Details of all boundary treatments, including height, finish, and material
- Details of all external lighting
- Details of the retaining wall structure and appearance

The approved landscaping 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).

- 11 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a landscape management plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been

submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

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

- 13 **Pre-occupation Condition:** Prior to the first occupation of the dwelling, the necessary infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 14 **Post Occupation Condition:** Prior to first occupation of any dwelling, the existing building(s) indicated on plan 17269/P002 shall cease to be used for any purpose whatsoever and within a period of three months thereafter such existing building(s) shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 15 **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 B and C of Part 1 of Schedule 2 of the order shall be erected on Plots 3, 4 & 5 of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of protecting neighbouring amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 16 **Regulatory Condition:** The windows on the side elevation at first floor level serving the ensuite bathrooms to the dwellings shown on plan 17269/P003, identified as Plots 1 and 2, shall be fitted with obscured glazing. No part of the windows that are 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 the neighbouring dwellings in accordance with Policy 33 of the Horsham District Planning Framework (2015).

INFORMATIVES

Surface Water Drainage:

A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link <https://www.horsham.gov.uk/planning/development-management>

Riparian Buffer Advice:

If your development site includes a watercourse or water-dependent habitat, such as wet woodland or floodplain marsh, you must always seek to conserve and enhance these habitats and where possible provide new similar habitats.

Watercourses should be left with an appropriately sized, development-free buffer zone on both sides of the channel. Usually, a minimum of 5 metres on both sides of the watercourse will be required.

Riparian owners should seek to protect and enhance the watercourses on their land and carry out any Water Framework Directive actions in line with the South East River Basin District Management Plan.

Southern Water;

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. It should be noted that Southern Water is currently consulting on the new connections charging process as directed by Ofwat. Please refer to Southern Water's website <https://www.southernwater.co.uk/new-connections-charging-consultation> for further details

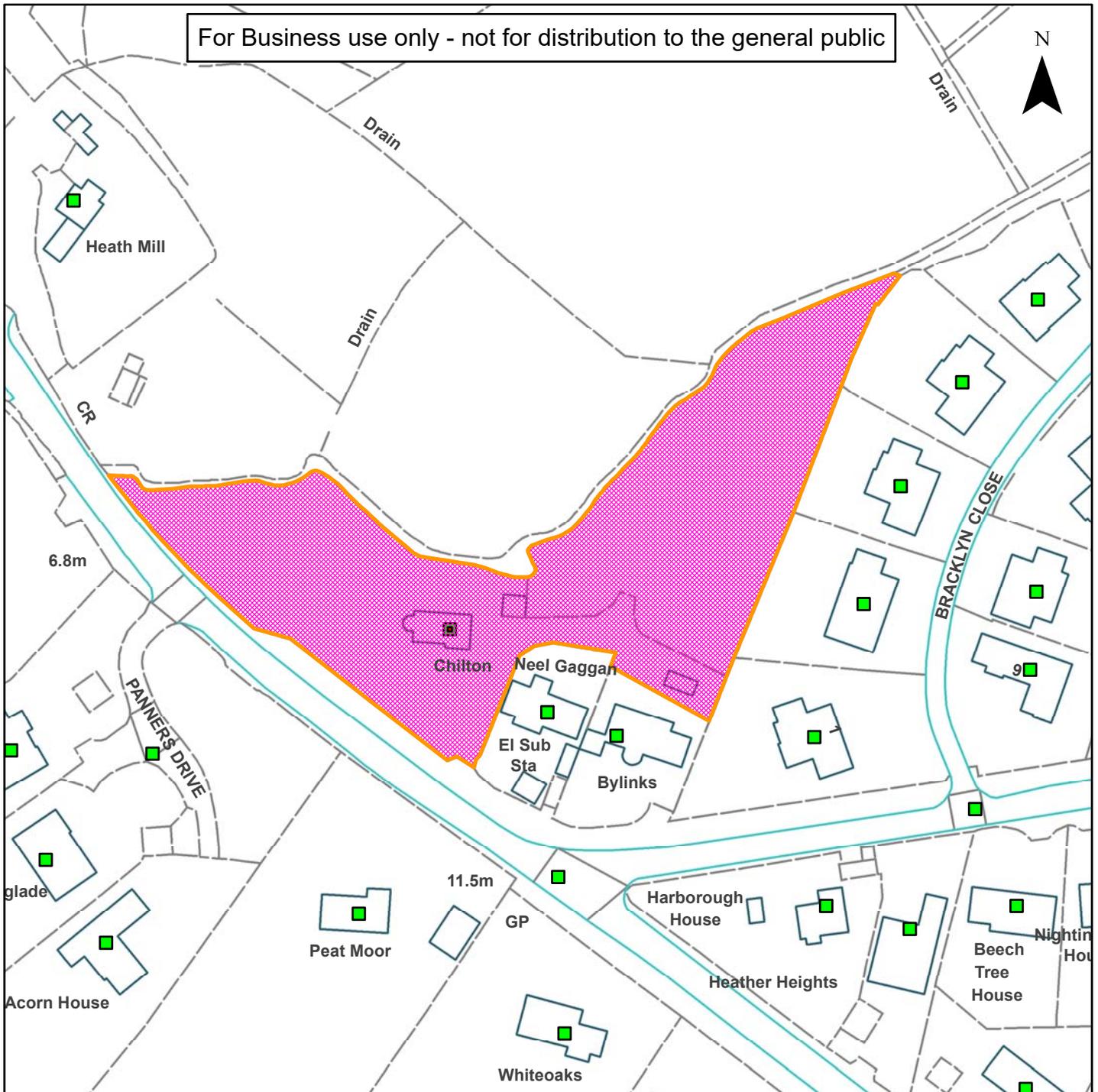
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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	02/05/2018
MSA Number	100023865

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TO: Planning Committee South
BY: Head of Development
DATE: 15 May 2018
DEVELOPMENT: Proposed erection of a two storey dwelling and associated landscaping on residential land
SITE: Longbury Hill House Veras Walk Storrington Pulborough West Sussex RH20 3JF
WARD: Chantry
APPLICATION: DC/18/0371
APPLICANT: **Name:** Mr Tim Drake **Address:** C/O ECE Planning

REASON FOR INCLUSION ON THE AGENDA: The recommendation of the Head of Development would represent a departure from the development plan; and the number of letters contrary to recommendation exceed 8.

RECOMMENDATION: To delegate approval to the Head of Development subject to appropriate conditions and consideration of any additional representations received after the consultation period ends on 15 May 2018.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the erection of 1 no. dwelling to the south of the existing dwelling known as Longbury Hill House, with an area of parking provided to the north of the proposed dwelling.
- 1.2 The proposed new dwelling would sit within a plot of approximately 0.15ha, and would measure 9.2m x 12.6m to a total footprint of approximately 116sqm. The proposed dwelling would extend over two storeys and would incorporate a pitched roof measuring to a height of approximately 7m above the highest ground level, with a chimney stack projecting from the western elevation. The proposal would face north, with the residential curtilage positioned to the south of the dwelling.
- 1.3 The proposed dwelling would have 4 no. bedrooms on the first floor, and open plan living spaces on the ground floor, along with a study and utility room. A level patio area would

extend to the south of the proposed dwelling, with a number of the existing trees retained around the perimeter of the application site.

DESCRIPTION OF THE SITE

- 1.4 The application site currently forms residential curtilage to the existing chalet dwelling known as Longbury Hill House, which is positioned to the north of the application site. The site lies outside of the designated built-up area boundary of Storrington, with the built-up area boundary running along the southern site boundary of the application site.
- 1.5 The existing site consists of a number of winding pathways and established landscaping throughout the plot, with a swimming pool to the rear, and a disused timber cabin positioned approximately 6m to the west of the infilled pond.
- 1.6 The host dwelling is set on higher ground than the neighbouring properties and adjoining plots, and owing to the vegetation on and around the plot, is well-screened from views outside of the site. The neighbouring properties to the south-east and south-west are set on lower ground levels to the application site, and consist of a mix of single and two storey dwellings.
- 1.7 The application site has vehicular access off a shared track which adjoins 'Veras Walk' approximately 140m south of the site entrance. This access drive extends steeply to the north past a level area adjacent to an infilled pond, and then curves to the east to a further levelled area alongside a detached double garage. An original single-width driveway is evident alongside the eastern side of the garage and site boundary, extending to the rear of the existing dwelling.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.3 National Planning Policy Framework

2.4 Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Supplementary Planning Guidance:

2.5 Draft Heath Common Design Statement 2018

RELEVANT NEIGHBOURHOOD PLAN

2.6 **Storrington, Sullington and Washington Neighbourhood Development Plan**

2.7 Neighbourhood Plan has been submitted under Regulation 15, with a seven week consultation commenced in accordance with Regulation 16.

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/1908

Erection of one dwelling on residential land at Longbury Hill House

Application Refused on 18.11.2016

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 **HDC Landscape Architect:** Objection

The proposal cannot be fully evaluated as there has been insufficient visual impact assessment provided, and an out of date tree survey and arboricultural report and statement which relates to a previous scheme has been submitted.

3.3 **Arboricultural Officer:** No Objection

3.4 **HDC Environmental Health:** No Objection

The application site sits in very close proximity to a former sand quarry, which could result in some contamination of the site. During site preparation and groundworks, a watching brief is advised to monitor and action remediation of any potential contaminants if found.

OUTSIDE AGENCIES

3.5 **WSCC Highways:** No Objection

The principle of the additional dwelling in this location is not considered to result in harm to highway safety of capacity.

3.6 **Ecology Consultant:** No Objection

Subject to conditions in respect of works being undertaken in accordance with recommendations in the Preliminary Ecological Appraisal and Internal Bat Inspection, and restrictions on external lighting.

3.7 **Southern Water:** No Objection

3.8 **Natural England:** No Comment

3.9 **Archaeology Consultant:** No Objection

Given that the site is relatively undisturbed, it is advised that an archaeological condition be attached to secure a programme of archaeological monitoring to take place during groundworks associated with the development.

PUBLIC CONSULTATIONS

3.12 **Washington Parish Council:** Strong Objection for the following reasons:

- Contrary to countryside policies
- Detrimental to the preservation of the countryside
- Removal of trees increasing the visual intrusion of the proposed development
- Impact on surrounding public footpaths
- Increase in traffic
- Green Space protection under the emerging Storrington, Sullington and Washington Neighbourhood Plan
- Undermines the principles within the Heath Common Village Design Statement
- Harmful to the spacious character and appearance of the area

3.13 23 letters of objection were received from 18 separate households, and these can be summarised as follows:

- Similarity with previous application
- Traffic and congestion issues
- Contrary to Heath Common Village Statement
- Removal of trees
- Veras Walk a footpath and not a street
- Overdevelopment of Heath Common
- Further urbanisation
- Outside built-up area
- Use of private lane
- Out of character with setting
- Impact on wildlife
- Scale and mass of proposed dwelling

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 application seeks full planning permission for the erection of 1 no. dwelling to the south of the existing dwelling known as Longbury Hill House.

Principle of Development

- 6.2 The application site lies outside of the designated built-up area of Storrington, with the built-up area boundary positioned directly south of the application site, along the shared boundary with Windrush and Hardwicke Lodge. For this reason, the application site would be considered to sit within a countryside location in policy terms, and would be subject of the relevant planning policies (Policies 2, 3 4 and 26).
- 6.3 Policy 4 of the Horsham District Planning Framework states outside settlement boundaries the expansion of settlements will be supported, amongst other things, where: the site is allocated in the Local Plan or in a Neighbourhood Plan and it adjoins an existing settlement edge; the level of expansion would be appropriate to the scale and function of the settlement type; the development is demonstrated to meet an identified local housing need; and the development would be contained within an existing defensible boundary and landscape character features would be maintained. The site has not been allocated for development under the provisions of the HDPF or an extant Neighbourhood Plan therefore the principle of development is not supported under Policy 4.
- 6.4 In such instances Policy 26 of the HDPF alternatively allows for appropriate development to come forward within the countryside. This policy though expressly seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development, stating that proposals for development outside built up area boundaries must be essential to its countryside location, and in addition meet one of the following criteria:
- Support the needs of agriculture or forestry;
 - Enable the extraction of minerals or the disposal of waste;
 - Provide for quiet informal recreational use; or
 - Enable the sustainable development of rural areas
- Proposals must be of a scale appropriate to its countryside character and location, and not lead individually or cumulatively to a significant increase in the overall level of activity in the countryside.
- 6.5 A previous application under reference DC/16/1908 for a near identical dwelling on the same part of the site was dismissed at appeal in April 2017. The Inspector stated that the proposed house would be sited in very close proximity to its proposed western boundary, and was considered to fail to exhibit the spaciousness that is found in the immediately surrounding area. It was considered that the proposal would lack the spaciousness that is common to the host property and its neighbours, which are characterised by substantial plots that reflect the transitional area between the more intensively development parts of Heath Common and the countryside. Whilst the Inspector concluded that the provision of a single dwelling would be unlikely to generate any significant pressure on the local infrastructure, and would therefore not materially undermine the HDPF's settlement strategy, it was found that the proposal would be harmful to the spacious character and appearance of the area.
- 6.6 The previous appeal decision is a material consideration that carries significant weight. In this regard it is noted that the Inspector did not refuse the application owing to the location of the site being outside the defined settlement boundary. Rather, the Inspector concluded that providing one house in this location, given any absence of harm to the countryside's landscape character and the proximity of other dwellings, would not materially undermine the HDPF's settlement strategy. The Inspector therefore concluded that the site would be a suitable location for a dwelling. Given this decision, it is not considered that a reason for refusal could be sustained on the grounds of the site being outside of the settlement boundary.

Design and Appearance

- 6.7 Policies 25, 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings. Development should

protect, conserve and enhance the landscape character, taking account of the nature environment, landscape and landform pattern to which it forms a part.

- 6.8 The previous application proposed a dwelling of near identical design and position within the wider site, but with a smaller curtilage truncating close to the western elevation of the proposed dwelling. The Inspector concluded that as the proposed house would have been sited in very close proximity to its western boundary, it was considered to fail to exhibit the spaciousness that is found in the immediately surrounding area. It was considered that the proposal would lack the spaciousness that is common to the host property and its neighbours, which are characterised by substantial plots that reflect the transitional area between the more intensively development parts of Heath Common and the countryside. It was therefore concluded that the proposal would be harmful to the spacious character and appearance of the area.
- 6.9 The applicant has sought to address the concerns raised by the Inspector by enlarging the size of the proposed plot, with the removal of the proposed detached garage, and its replacement with an area of hardstanding for parking. The applicant states within the Planning Statement that the concerns regarding spaciousness have been addressed by increasing the separation distance from the eastern boundary from 8.15m to 10m and increasing the separation from the western boundary from 1.5m to 19m, thereby significantly increasing the plot size for the new dwelling from 1030sqm to 1972sqm.
- 6.10 Veras Walk is a private lane, amongst others within Heath Common, and it is characterised by properties of varying types and sizes, within a sylvan setting. The street has developed at low density, with there being a significant degree of space between individual properties and their boundaries. The area is therefore spacious in character, although in places there are limited gaps between some of the properties. Wider development within Veras Walk varies significantly, with low-level bungalows built traditionally for their time of brick or render and tile, whilst more modern extensions and re-development have introduced timber cladding, deep soffits, flat roofs, and large expanses of glass, with a multitude of styles and design features found in the vicinity. There is no overriding architectural form within the area, and dwellings vary from bungalows to chalet bungalows and two storey dwellings. Trees and shrubs to the site often conceal the nature of the dwellings and curtilages behind.
- 6.11 The proposed dwelling seeks to create a contemporary and stylised dwelling, utilising locally sourced materials including sand stone, timber boarding, slate roof tiles, and aluminium framed windows. The proposal seeks to draw reference from surroundings dwellings in the locality through its material palette, whilst utilising a modern form that would provide a contemporary twist on the surrounding vernacular. Although recognised that the dwelling would not utilise the general form or vernacular features of the surrounding properties, it is also acknowledged that the dwellings within the vicinity vary in form, features and appearance. It is noted that the appeal inspector raised no previous objection to a building of near identical design.
- 6.12 The proposed dwelling would sit on a lower ground level to the host dwelling to the north, and on slightly higher ground level than the surrounding properties to the south. Whilst the proposal would extend over two storeys, it is considered to be of a height that would transition between the upper and lower ground levels of the surrounding residential dwellings. In addition, following revisions to the plot size, the proposed dwelling is considered to sit appropriately within the context of the site, and is considered to incorporate a plot area that would be reflective of the density of development within the locality.
- 6.13 As now enlarged, the proposed site would better reflect the plot sizes of similar development within the locality, and would result in a two storey dwelling that would now sit appropriately within the context. Furthermore, the retained curtilage to Longbury Hill House would be of similar scale to the wider context. Whilst of a contemporary style and appearance, the proposed dwelling is considered to utilise a material palette that would reflect other dwellings

within the vicinity. As such, the proposal is considered to have overcome the inspector's previous concerns and would now relate sympathetically to the character and appearance of the site and surroundings, in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenities of neighbouring properties and occupiers of land

- 6.14 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.15 The application site is positioned to the south of the existing dwelling known as Longbury Hill House, with surrounding residential properties positioned to the south, east and west of the application site. The undulating topography of the site, which consists of a number of stepped landscape area means that the neighbouring properties surrounding the application site are on various levels, set down from the site. The properties to the east are separated by a mature and relatively dense line of trees, with the neighbouring properties to the south and west separated by sporadic trees and landscaping, built below the application site.
- 6.16 The proposed dwelling would be positioned between approximately 23m and 63m from the surrounding residential properties, with the dwelling oriented to face north, and the amenity space provided to the south. Whilst the varying ground levels of the site and surroundings are noted, it is considered that the siting and orientation of the dwelling would be such that potential overlooking and loss of privacy has been addressed. In addition, whilst landscaping cannot be relied upon to mitigate the effect of development, given the context of the site which provides a level of screening around and between properties, it is not considered that the proposal would result in a harmful degree of overlooking or loss of privacy.
- 6.17 The proposed development is therefore not considered to result in harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape, Trees and Ecology

- 6.18 Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.
- 6.19 The landscape character of the wider area is of wooded farmlands and heaths, with the site itself residential in appearance and character, adjacent to other large properties in substantial plots. The area acts as a transition area between the built-up area and the countryside, with the surrounding area dominated by mature woodland.
- 6.20 It is acknowledged that the Landscape Architect has raised a holding objection to the proposal on the basis that insufficient consideration has been given to the visual impact of the proposed development on wider views. The Inspector did not raise any objections on these grounds as part of the previous appeal decision, in part of the basis of much of the established planting being retained, particularly along the eastern boundary. The previous submission detailed the loss of 12 trees, whilst the current submission details the loss of five, retaining the vast majority of the remaining trees on the site including those along the eastern boundary. In line with the Inspector's conclusions, it is therefore considered that the proposed development would not fundamentally alter the landscape character of the area or its setting.
- 6.21 The proposal seeks to remove a number of poor quality trees with the retention of the larger trees within the site and along the east and west boundaries. Additional planting along the western boundary is also proposed. Whilst the development would remove several trees from the site, it is noted that the larger specimen trees, and those that form boundary planting are

to remain. This seeks to retain the sylvan character of the Heath Common area, and is considered to aid the visual concealment of the additional dwelling from the surrounding dwellings and within the locality.

- 6.22 The Arboricultural Report and Statement submitted alongside the application states that there are a total of 47 trees included on the site, which are mainly in fair or poor condition, with 5 trees recommended for removal due to being either dead or of poor quality that will have little impact on the visual aspects of the site. An additional 2 trees will be removed to allow construction of the new drive, which will have little or no visual impact from outside of the site.
- 6.23 The removal of these trees, categorised as U (Poor Quality) and B (Trees of Moderate Quality) is not considered to result in harm to the landscape character of the area, with the remaining trees retaining the sense of enclosure that is characteristic of the site. Therefore, subject to full details of tree retention as part of a landscape condition, the works are considered acceptable. The Council's tree officer has raised no objection to the works proposed.
- 6.24 A Phase 1 Ecology Survey has been submitted which outlines that the habitats on site are largely ornamental and hardstanding. A small patch of semi-improved grassland, a section of ruderal, and a wide hedgerow was identified within the site. The loss of these habitats are not considered to be ecologically significant. The Report concluded that the pond to the north of the site, and the site itself, are not considered to provide suitable habitat for reptiles, dormice, bats, or badgers.
- 6.25 The Report sets out a number of precautionary measures to be undertaken during site clearance works, along with measures to enhance the ecological interest of the site including bird and bat boxes, and appropriate planting. Conditions are recommended to secure these measures. The Council's Ecologist has raised no objection to the proposal.

Highways Impacts

- 6.26 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.27 The proposed development would utilise the existing access drive which runs north from Veras Walk, and extends along the eastern boundary of the site. The proposed dwelling would sit on the area of existing hardstanding, with the removal of the 2-bay detached garage and the laying of hardstanding to provide parking and turning space for 3 no. vehicles. An additional area of hardstanding for parking would be provided to the existing dwelling, which will provide additional parking for the existing dwelling.
- 6.28 Following consultation with WSCC Highways as Highways Authority, it is considered that the proposed number of parking spaces would be appropriate given the size of the dwelling, with the size of the parking area considered to meet the minimum specifications to accommodate the number of vehicles proposed. As such, it is considered that the proposed development would provide sufficient parking for the anticipated number of vehicles, and would not result in harm to the safety or function of the highway network. The proposed development is therefore considered to accord with Policy 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.29 The Inspector concluded in his Report to DC/16/1908 that providing one house in this location, given any absence of harm to the countryside's landscape character and the proximity of other dwellings, would not materially undermine the HDPF's settlement strategy. Whilst still considered as a Departure from the Development Plan, the Inspector's recent

decision is a material consideration that carries significant weight such that it is no longer considered that a reason for refusal on 'in principle' grounds can now be upheld.

- 6.30 The proposed site, as now enlarged from the scheme previously appealed, and the remaining curtilage to Longbury Hill House, would reflect the density of similar development within the locality, and would result in a two storey dwelling that would sit appropriately within the context. The proposed dwelling is considered to utilise a material palette that would reflect other dwellings within the vicinity. The proposal is considered to relate sympathetically to the character and appearance of the site and surroundings, and is not considered to result in harm to the amenities or sensitivities of neighbouring properties. In addition, it is not considered that the proposal would result in harm to the safety or capacity of the highway network. Therefore, the proposed development is considered to accord with Policies 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

6.31 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

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	198.38	0	198.38
	Total Gain		
	Total Demolition		

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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 That the application be permitted, subject to the following conditions and subject to consideration of any representations received up to the close of the consultation period on 15 May 2018:

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 Condition:** Notwithstanding the floor levels detailed on the approved plans, no development shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the

Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 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 TPP/LHH/133/18 received on 13.04.2018, 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 Policy 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 ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 6 **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 approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted 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).

- 7 **Pre-Commencement (Slab Level):** 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).

- 8 **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 landscape scheme shall include the following details and measures:
- Details of all trees to be retained on and adjacent to the site and measures for their protection during construction works
 - Details of all planting, including species, planting size and planting method (for any trees)
 - Details of all hard surfacing materials and finishes
 - Details of all external lighting
 - Ecological enhancement measures set out in the Preliminary Ecological Appraisal and Internal Bat Inspection dated July 2016

The approved landscaping 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).

- 9 **Pre-Occupation Condition:** Prior to the first occupation of the new dwelling hereby permitted, the parking, turning and access facilities for the proposed dwelling and existing dwelling at Longbury Hill House shall have been implemented in accordance with the approved details as shown on plan 1730 2201 rev D received 26.03.2018. The parking, turning and access facilities 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).

- 10 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied unless and until provision for the storage of refuse/recycling has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied unless and until details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the approved cycle parking facilities have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling, the necessary infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

- 14 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out chapters 4 & 5 of the Preliminary Ecological Appraisal and Internal Bat Inspection dated July 2016.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.
Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** If during development contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, for a method statement which will detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** If during development any artefact of archaeological importance is found to be present on the site, then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for an archaeological site investigation and post investigation assessment has been completed and the provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0371
DC/16/1908

Appeal Decision

Site visit made on 5 April 2017

by **Grahame Gould BA MPhil MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27th April 2017

Appeal Ref: APP/Z3825/W/16/3165224

Longbury Hill House, Veras Walk, Storrington RH20 3JF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Tim Drake against the decision of Horsham District Council.
 - The application Ref DC/16/1908, dated 29 July 2016, was refused by notice dated 18 November 2016.
 - The development proposed is erection of one dwelling on residential land at Longbury Hill House.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are: the effect of the development on the character and appearance of the area; and whether the site would be a suitable location for a dwelling.

Reasons

Character and Appearance

3. The development would involve the construction of a two storey house within part of the grounds of Longbury Hill House (the host property). The host property is of a bespoke design and it occupies a substantial plot at the end of a sloping lane, which is one of the lanes that make up Veras Walk. Veras Walk is a private street, amongst others, that comprise this part of Heath Common. Heath Common is a residential area characterised by dwellings of varying types and sizes within a sylvan setting.
4. The pattern of the development in this area is an informal one and for the most part Veras Walk has been developed at a low density, with the degree of space between individual properties and their boundaries being notable. The area is therefore spacious in character, although in places there are limited gaps between some of the properties.
5. The proposed house would be sited in very close proximity to its western boundary, a by-product of the plot's limited width and the immediacy of the mature planting that marks the plot's eastern boundary. This development would therefore fail to exhibit the spaciousness that is found in the immediately surrounding area and it would therefore not be in keeping with its context. In this respect the development would lack the spaciousness that

is common to the host property and the likes of Hardwicke Lodge and Windrush. Those properties all occupy substantial plots, a characteristic that is consistent with them being in a transitional area between the more intensively developed parts of Heath Common and the countryside. The plot for the new house, at 0.09 hectares, would be smaller than its immediate neighbours, and I consider this would contribute to the development lacking the spaciousness of its surroundings.

6. Longbury Hill House, like a number of its neighbours, is outside the built-up area boundary (BUAB) for Storrington and is in the countryside for the purposes of the Horsham District Planning Framework (excluding South Downs National Park) of 2015 (the HDPF). However, the grounds of the host property are undeniably domestic in character and are enclosed by mature planting, most particularly along its eastern boundary. The development would allow for much of the established planting to be retained and given the size of the new house I consider that it would not be visually intrusive in the countryside.
7. While I consider that architecturally the new house's design would be acceptable, that would not address the visual harm that I have identified.
8. I conclude that because the development would lack the spaciousness of its surroundings it would be harmful to the character and appearance of the area. There would therefore be conflict with Policies 32 and 33 of the HDPF because the layout of the development would not be in sympathy with the distinctiveness of its surroundings. However, as I have found that the development would not be harmful to the landscape character of the countryside, I consider that in this respect there would be no conflict with Policies 25, 26 and 31 of the HDPF

Suitability of the location for a dwelling

9. As the dwelling would be outside the BUAB it would be in a location where new development is discouraged under the provisions of Policies 2, 3 and 4 of the HDPF, with the growth strategy seeking to focus new development within the main settlements in the Council's area. The Council contends that the development would have an adverse effect on sustainability because of the demands it would place on supporting infrastructure (schools, transport and sewage). That is because for the first five years of the HDPF's plan period, ie 2011 to 2016, the provision of housing was to be accelerated to over 1,000 dwellings per annum, against the annual average of 800 dwellings over the whole of the plan period to 2031¹.
10. The first five years for the HDPF have now passed and I consider that the provision of a single dwelling would, in any event, be unlikely to generate any significant pressure on the local infrastructure. I am therefore not persuaded that this development's implications for infrastructure make this an unsuitable location for a dwelling.
11. The site is located at some distance from the centre of Storrington. That means the occupiers of the dwelling would be likely to depend on private motor vehicle usage to gain access to everyday local services and facilities, ie employment opportunities, schools, shopping and community services.

¹ As referred to in section 4 of the Council's appeal statement

However, the number of additional vehicle movements generated by an extra dwelling would be quite modest and comparable in number to those generated by each of the many properties in Heath Common and would thus not be out of place.

12. In my reasoning for the first main issue I have concluded that this development would not have an adverse effect on the countryside's landscape character. I therefore consider that the development's effect on the countryside's landscape character does not weigh against this site's suitability as a location for a dwelling.
13. As the development would be beyond the BUAB and concerns a site that has not been allocated for development, in either the Council's development plan or a neighbourhood plan, there would be conflict with Policies 1, 2, 3, 4 and 26 of the HDPF and paragraph 55 of the National Planning Policy Framework. That conflict would in part arise because there is not a specific functional need for the house to be located in the countryside. However, I consider that providing one house in this location, given the absence of harm to the countryside's landscape character and the proximity of other dwellings, would not materially undermine the HDPF's settlement strategy. I therefore conclude that this would be a suitable location for one dwelling.

Other Matters

14. The siting of the new house would mean that it would not adversely affect the living conditions of the occupiers of the neighbouring properties. The reduction in the extent of the area of hard surfacing would be of some benefit to the area's biodiversity. While the aforementioned matters weigh in favour of the development, I consider them to be outweighed by the harm to the character and appearance of the area that I have identified.
15. Reference has been made to the 'Yaffles appeal decision'², however, each case must be considered having regard to its site specific circumstances. I therefore consider that the Yaffles appeal decision is of no particular bearing on the determination of the current appeal.

Conclusions

16. While I have found that this would be a suitable location for an additional dwelling, the provision of the house would be harmful to the spacious character and appearance of the area. The harm that I have identified gives rise to conflict with the HDPF and because of that conflict this would be an unsustainable form of development. I therefore conclude that the appeal should be dismissed.

Grahame Gould

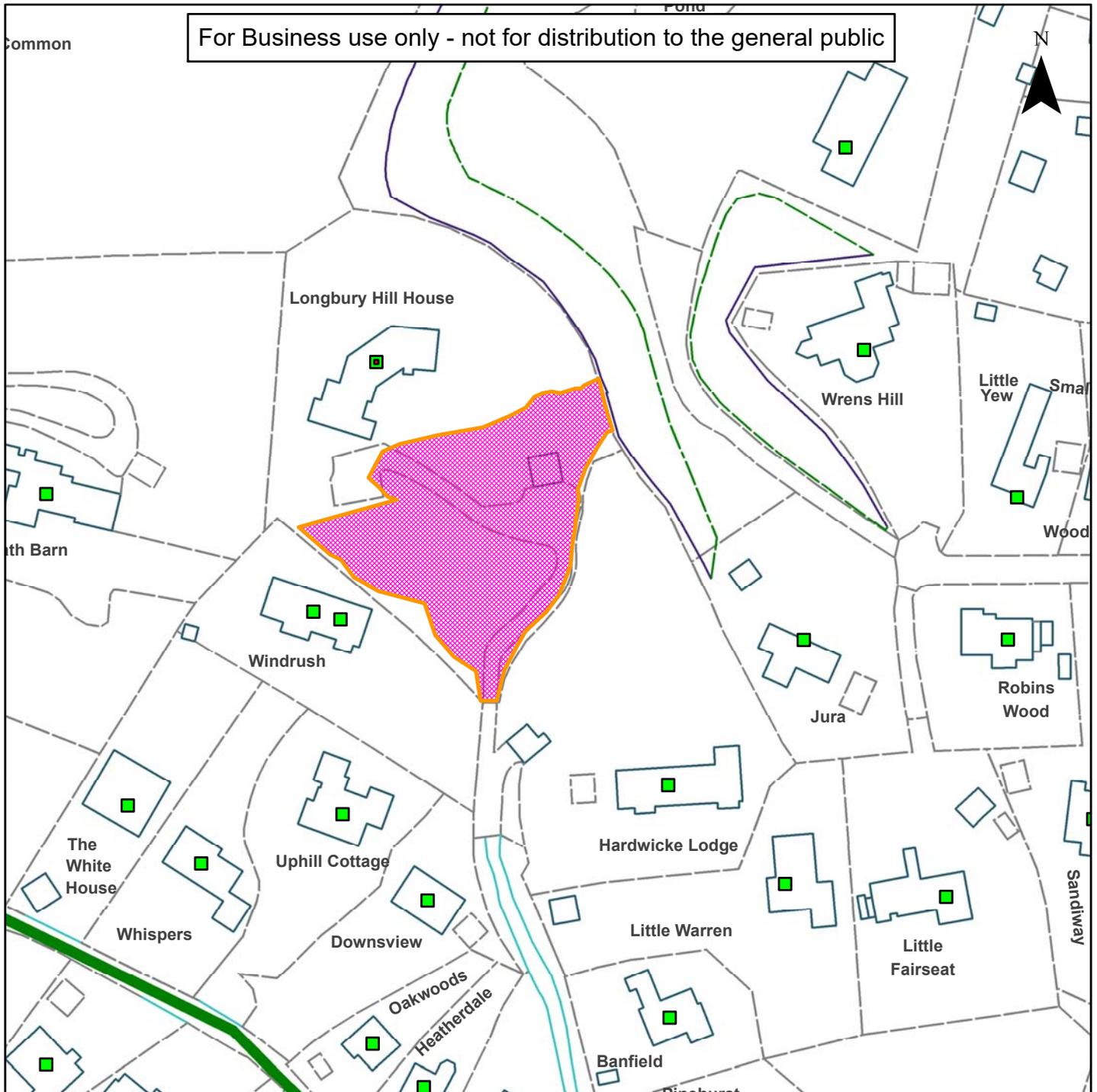
INSPECTOR

² APP/Z3825/A/12/2185980



Not Set

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	02/05/2018
MSA Number	100023865

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**Horsham
District
Council**

PLANNING REPORT COMMITTEE

TO: Planning Committee South

BY: Head of Development

DATE: 15 May 2018

DEVELOPMENT: Proposed conversion of former Lloyds Bank to provide 4x flats and 1x retail unit with erection of single storey rear extension and associated internal alterations (Full application)

SITE: Lloyds Bank TSB Limited 37 High Street Steyning West Sussex BN44 3ZA

WARD: Steyning

APPLICATION: DC/17/2625

APPLICANT: **Name:** Mr Cameron Robertson-Aitken **Address:** c/o agent

REASON FOR INCLUSION ON THE AGENDA: At the request of Councillor Willett

RECOMMENDATION: To approve planning permission subject to conditions and signing of s106 Agreement for affordable housing contribution

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the conversion of the building to provide 1 no. retail unit on the ground floor, with 4 no. flats. The proposal would involve internal works to reconfigure the layout to provide a smaller ground floor commercial/retail unit and store rooms, with the provision of 4 no. flats to the ground and first floor. Two single storey rear extensions are proposed to the building to provide living accommodation for the 2 no. flats proposed to the ground floor.
- 1.2 The proposed internal works would primarily retain the historic plan form, with the removal of later partitions to the ground floor, and the blocking-up of certain openings to facilitate the subdivision of units. The proposed internal alterations would create a small retail unit with kitchenette w.c, and store rooms to the ground floor at the front of the building, and the provision of a 2 no. 2-bed flats on the ground floor; with the provision of a 3-bed flat and 2-bed flat on the first floor.
- 1.3 The proposed retail unit would be accessed from the existing entrance which fronts the High Street, with the removal of the existing partitions to provide an open floor plan within the unit. The proposal would result in a retail unit measuring approximately 118sqm. Flat 1 would provide 2 no. bedrooms, and would measure to a total floor area of approximately 74sqm;

Flat 2 would provide 2 no. bedrooms, and would measure to a total floor area of approximately 80sqm; Flat 3 would provide 2 no. bedrooms and measure to a floor area of approximately 114sqm; with Flat 4 providing 3 no. bedrooms, and measuring to a total floor area of approximately 108sqm.

- 1.4 The single storey rear extension to the north-west of the building would sit between the northern boundary and the existing two storey projection, and would measure to a depth of 5m and a width of 4.7m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the ground level. The proposal would incorporate a folding door the western elevation which would open to a courtyard garden, with the addition finished in matching materials.
- 1.5 The single storey rear extension to the south-west would measure to a depth of 3.2m from the existing rear projection, to a total width of 8.8m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the existing ground level. The proposal would incorporate folding doors to the northern elevation, with 2 no. windows to the western elevation. The addition would be finished in matching materials, and would incorporate 2 no. roof lights within the roof.
- 1.6 The 2 no. ground floor flats would each include a rear courtyard that would measure 17sqm and 13sqm respectively. A communal garden area would be provided to the south-west of the building, measuring to a total coverage of approximately 40sqm, which would be positioned between the rear yard of the neighbouring property to the south, and the rear yard area of the application site (subject of an application for the erection of 2 no. dwellings under reference DC/16/2620).

DESCRIPTION OF THE SITE

- 1.7 The application site consists of a Grade II Listed Building which lies within the built-up area and Primary Shopping Area of Steyning, and sits within the designated Conservation Area of Steyning. The site is surrounded by a mix of retail, commercial, and residential properties, many of which consist of Grade II Listed Buildings, including in particular those opposite and adjacent to the either side.
- 1.8 The site's current lawful use is for a bank (A2) use on the ground floor, with a single 4-bed flat to the first floor. The business unit is accessed from the central door to the front of the building, with separate access provided to the first floor flat through an entrance door off-set to the side of the frontage.
- 1.9 The neighbouring properties sit along the frontage of High Street to the west of the application site, with ancillary buildings positioned directly to the north of the site. A converted barn to the north-west of the site is used as an independent residential dwelling.

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

Policy 1 - Strategic Policy: Sustainable Development
 Policy 2 - Strategic Policy: Strategic Development
 Policy 3 - Strategic Policy: Development Hierarchy
 Policy 7 - Strategic Policy: Economic Growth
 Policy 9 - Employment Development
 Policy 10 - Rural Economic Development
 Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
 Policy 13 - Town Centre Uses
 Policy 15 - Strategic Policy: Housing Provision
 Policy 16 - Strategic Policy: Meeting Local Housing Needs
 Policy 32 - Strategic Policy: The Quality of New Development
 Policy 33 - Development Principles
 Policy 34 - Cultural and Heritage Assets
 Policy 40 – Sustainable Transport
 Policy 41 - Parking

Supplementary Planning Guidance:

2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

2.5 Following the de-cluster of the SWAB group, Steyning Parish Council at Full Council Meeting (20/11) approved to move forward with a new neighbourhood plan and agreed Terms of Reference. The Parish Council are now recruiting steering group members to assist with the development of the Neighbourhood Plan.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

There is an extensive planning history for the site, relating to alterations to the building, none of which is directly relevant to this application.

DC/17/2626	Proposed conversion of former Lloyds Bank to provide 4x flats and 1x retail unit with erection of single storey rear extension and associated internal alterations (Listed Building Consent)	Accompanying LBC application, also included on this Agenda
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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

MEMBER CONSULTATION

3.2 Cllr Clarke provided comments, raising concerns with the following aspects:

- Provisions for affordable housing given the number of units provided across the two schemes
- Limited parking provision for both schemes and the impact of the proposals on the controlled parking within the vicinity
- Appearance of the proposed dwellings and how they relate to the Listed Building and Conservation Area

INTERNAL CONSULTATIONS

3.3 **HDC Conservation:** No Objection

(Summarised) Regrettably the historic use of the ground floor of the building as a bank has ceased, and the building including the single floors (which comprised a single flat) has fallen into redundant use. Due to the extensive past alteration of the building, which included various phases of extensions and alterations of the plan form, the building does not easily lend itself to re-use in its current form. With this in mind, the current proposal for a retail unit and residential flats is considered acceptable in principle.

3.4 **HDC Environmental Health:** No Objection

OUTSIDE AGENCIES

3.5 **WSCC Highways:** No Objection.

Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. Do not consider that highway safety would be detrimentally affected through the proposed nil car parking provision.

3.6 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

3.7 **Steyning Parish Council:** Objection on the following grounds:

- Overdevelopment of the site
- Inadequate parking and access
- Loss of trees and vegetation

3.8 A single letter of objection was received which held concern over the publicity of 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 application seeks full planning permission for the conversion of the building to provide 1 no. retail unit on the ground floor, with 4 no. flats to the upper floors.

Principle of Development

6.2 Policy 3 of the HDPF states that development will be permitted within towns and villages which have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy. In addition, Policy 12 supports the vitality and diversity of existing retail centres, promoting development that encourages suitable activities and uses within them

- 6.3 The site lies within the built-up area of Steyning, which is categorised as a "Small Town and Larger Village" within the settlement hierarchy. These are settlements with a good range of services and facilities, with reasonable rail and bus services. In addition, Steyning village centre is categorised as a "Secondary Centre" under Policy 12 of the HDPF, where activities and a diversity of uses are encouraged and promoted.
- 6.4 The proposal seeks to convert the existing bank (A2) to a small retail (A1) use to the ground floor frontage, with the conversion of the rear ground floor section and upper level of the building to create 4 no. flats.
- 6.5 Whilst the proposal would result in the loss of an A2 premises, Policies 12 and 13 of the HDPF promote a mix of uses within Town and Village Centres, where development that complements the vitality and viability of the centre is supported. The proposed A1 retail use would diversify the retail offering within the Primary Shopping Area, and introduce an active frontage within the designated Primary Shopping Frontage.
- 6.6 The proposed development would therefore support the Steyning Local Centre and the principle of residential development is considered acceptable, subject to all other material considerations.

Design and Appearance

- 6.7 Policies 32, 33 and 34 of the Horsham District Planning Framework states that development should be of a scale, massing and appearance that is of a high standard of design and layout, which relates sympathetically to the built surroundings, landscape, and open spaces of the surroundings. Proposals should complement locally distinctive characters and heritage of the District, and should contribute to a sense of place in the buildings themselves and in the way they integrate within their surroundings and historic landscape to which they sit. Development should reinforce the special character of the historic environment through appropriate siting, scale, form and design, and should preserve and ensure clear legibility of locally distinctive vernacular.
- 6.8 The proposed accommodation would include 2 no. extensions to the rear of the building, which would provide additional accommodation for the 2 no. flats to the ground floor. The single storey rear extension to the north-west of the building would sit between the northern boundary and the existing two storey projection, and would measure to a depth of 5m and a width of 4.7m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the ground level. The proposal would incorporate a folding door the western elevation which would open to a courtyard garden, with the addition finished in matching materials. The single storey rear extension to the south-west would measure to a depth of 3.2m from the existing rear projection, to a total width of 8.8m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the existing ground level. The proposal would incorporate folding doors to the northern elevation, with 2 no. windows to the western elevation. The addition would be finished in matching materials, and would incorporate 2 no. roof lights within the roof.
- 6.9 The proposed works, including the proposed rear extensions, are considered to be of a scale, form and mass that would sit comfortably within the context of the Grade II Listed Building and the designated Conservation Area of which it forms a part. The proposed extensions are considered to relate sympathetically to the character and distinctiveness of the Listed Building, and are considered to be relatively minor additions that would not harm the character or appearance of the existing building. As such, the proposed alterations and extensions are considered to accord with Policies 32, 33, and 34 of the Horsham District Planning Framework (2015).

Heritage Impacts

- 6.10 Policy 34 of the Horsham District Planning Framework states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.
- 6.11 It is acknowledged that the site itself already consists of a relatively complex layout; however, the historic plan forms reads as cellular rooms and divisions, with predominantly square rooms accessed through regular sized hallways. The proposal seeks to primarily use the existing room divisions, with limited internal alterations. Whilst noted that the proposal would introduce additional subdivisions, these would generally reflect the cellular layout of the existing rooms. The impact of the internal alterations are considered further under the accompanying listed building consent application, ref: DC/17/2626. Overall it is not considered that the proposed external alterations to either building would harm the historic character of these heritage assets, including the wider conservation area.

Impact on residential amenity

- 6.12 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.13 The proposed development would subdivide the existing building into 1 no. retail unit and 4 no. flats across the ground and first floor. The proposal would involve no new openings, with 2 no. single storey extensions proposed to the rear of the dwellings.
- 6.14 The site and surroundings are characterised by their mixed use, with most of the properties within the vicinity consisting of A1 and A2 uses on the ground floor and residential properties above. To the north-west and south-west of the site there are a number of residential properties, including a converted barn now in residential use.
- 6.15 The proposed development would result in an intensification in use of the existing building, with the subdivision of the building creating a net increase of 3 no. flats within the building. Whilst this increased level of activity could result in an increase in noise disturbance and general activity, given the location of the site within the village centre, it is not considered that this would result in substantial harm to the amenities of neighbouring properties. In addition, it is recognised that mixed retail and residential uses already exist within the vicinity, and as such the nature of the proposal, would not be expected to result in poor living conditions for future occupants. As such, the proposal is not considered to result in severe harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts

- 6.16 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.17 The proposed development would result in a net increase of 3 no. residential flats, with a retail unit proposed to the ground floor. The application site is located within the village centre, with the proposed development providing no allocated off-street parking.
- 6.18 The application site is located within a sustainable village centre location, close to a number of bus stops and other public transport offerings. Whilst there are parking restrictions along the High Street comprising designated parking bays to the south side and single yellow lines to the north side, there are suitable alternative parking options in the wider area. This includes

Pay and Display parking in the Public Car Park to the north of the site, and unrestricted on-road parking on both sides of Charlton Street and Newham Lane immediately to the rear/west with suitable capacity to cater for the potential demand generated by both this development and the accompanying application DC/17/2620. Given the location and context of the site, it is considered that there are suitable, alternative travel options beyond the use of the private car. It is also noted that there are a number of other examples of similar development with nil parking provision within the locality. The presence of existing parking restrictions in the locality would prevent any harm to highway safety and there is no evidence to suggest additional demand for on-street parking in surrounding streets would result in an adverse impact on the highway network.

- 6.19 The Highway Authority has not objected to the proposal and the sustainable location of the site, coupled with the availability of street parking in the locality is considered sufficient so that no harm to the function of the highway network would result from the development. As such there is no conflict with the HDPF which would warrant refusal of the application.

Affordable Housing Contribution

- 6.20 Policy 16 of the Horsham District Planning Framework relates to meeting housing needs. In particular, part 3 of this policy relates to the provision of affordable housing for all residential development of 5 or more dwellings. Part 3.b) states that on sites of between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable, or where on site provision is not achievable, a financial contribution equivalent to the cost to the developer of providing the units on site would be anticipated. This policy was considered sound by the Planning Inspector prior to adoption of the HDPF, stating that there was sound justification for the policy, with the clear need for affordable homes in Horsham likely to come from smaller sites. Whilst this position may change if the draft NPPF comes into effect without being amended, this remains the current policy of the HDPF.
- 6.21 Point 4 of Policy 16 requires that if a development site is sub-divided so as to create two or more separate development schemes, one or more of which falls below the relevant threshold, the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the site.
- 6.22 The application site has been sub-divided with two separate applications submitted comprising the conversion of the existing building to 4 no. flats (subject of this application) and residential development and residential conversion to the rear (subject of planning reference DC/17/2620). In totality, the applications result in a net increase of 6 no. dwellings.
- 6.23 The 20% affordable housing requirement under Policy 16 of the HDPF requires the provision of 2 affordable units on the application site. The accompanying Planning Obligations and Affordable Housing SPD 2017 states that the Council will expect developments of this size to provide 20% affordable housing on-site, or in exceptional circumstances by way of an equivalent financial contribution.
- 6.24 Following verbal discussion with HDC Housing officers, it has been confirmed that in this case a financial contribution in lieu of on-site provision would be acceptable under the terms of the SPD. Utilising the methodology set out in the SPD, this development generates a required financial contribution of £105,865.00.
- 6.25 Subject to the signing of an s106 contribution for the above amount, the proposed development is considered to be compliant with Policy 16 of the HDPF.

Other Matters

- 6.26 The submitted plans detail a bin store immediately rear of the building, approximately 40m from the nearest kerbside on Charlton Street at the rear. The store contains 12 bins which

given the distance to the kerbside would be impracticable for reuse operators or residents to negotiate. Furthermore, the plans for the accompanying application DC/17/2620 close off any route from the bins to Charlton Street. In the event permission is granted a condition is recommended requiring details of alternative provision to be provided. Comparing the sets of plans it would appear that there is sufficient space to cater for larger communal bin stores behind the flint wall fronting Charlton Street for all units proposed under both applications without impacting on vehicular access. As such there is a solution to provide suitable bin storage without compromising either development.

Conclusion

6.27 The proposed development is considered acceptable in principle, and is considered to retain the special character and significance of the Listed Building and the designated Conservation Area. The proposal would not result in harm to the amenities or sensitivities of neighbouring properties, and is considered to accord with Policies 12, 32, 33, 34, and 41 of the Horsham District Planning Framework (2015).

6.28 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

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	381.77	194	187.77
All Other Development	112.79	112.79	0
		Total Gain	187.77
		Total Demolition	0

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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 To approve planning permission subject to the following conditions:

1 **Approved Plans Condition**

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:** Notwithstanding previously submitted drawings, no development shall commence until the detailed design, including materials and finishes, of the following items have been submitted to and approved in writing by the Local Planning Authority:

- a. All new extraction and boiler flues and vents
- b. All new windows (including reveals, cill and head treatment) for all new glazing, including windows and folding doors
- c. Parapet, rooflight and flat roof details to new extension
- d. New external steps and retaining walls to rear
- e. All external wall, roof and surface materials and finishes to the extensions and courtyard gardens

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: As these matters are fundamental to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 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 a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted 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 Policies 33 and 34 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 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).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling 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 dwelling. 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:** Notwithstanding the details submitted no dwelling hereby permitted shall be first occupied unless and until alternative provision for the

storage of refuse/recycling has been made for that dwelling in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 2.01A received 22.11.2017. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

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

- 10 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 or Orders amending or revoking and re-enacting the same, no retail unit (A1) hereby permitted shall change to A2, A3, D2 or residential (C3) unless planning permission is granted by the Local Planning Authority pursuant to an application.

Reason: To protect the vitality and viability of the Neighbourhood Centre and the character and appearance of the area in accordance with Policies 12 and 32 of the Horsham District Planning Framework 2015

- 11 **Regulatory Condition:** No deliveries shall be undertaken from the premises hereby approved outside the following times:-

08:00 hours and 19:00 hours on Mondays to Fridays inclusive,
09:00 hours and 18:00 hours on Saturdays,
and not on Sundays and Bank and Public Holidays.

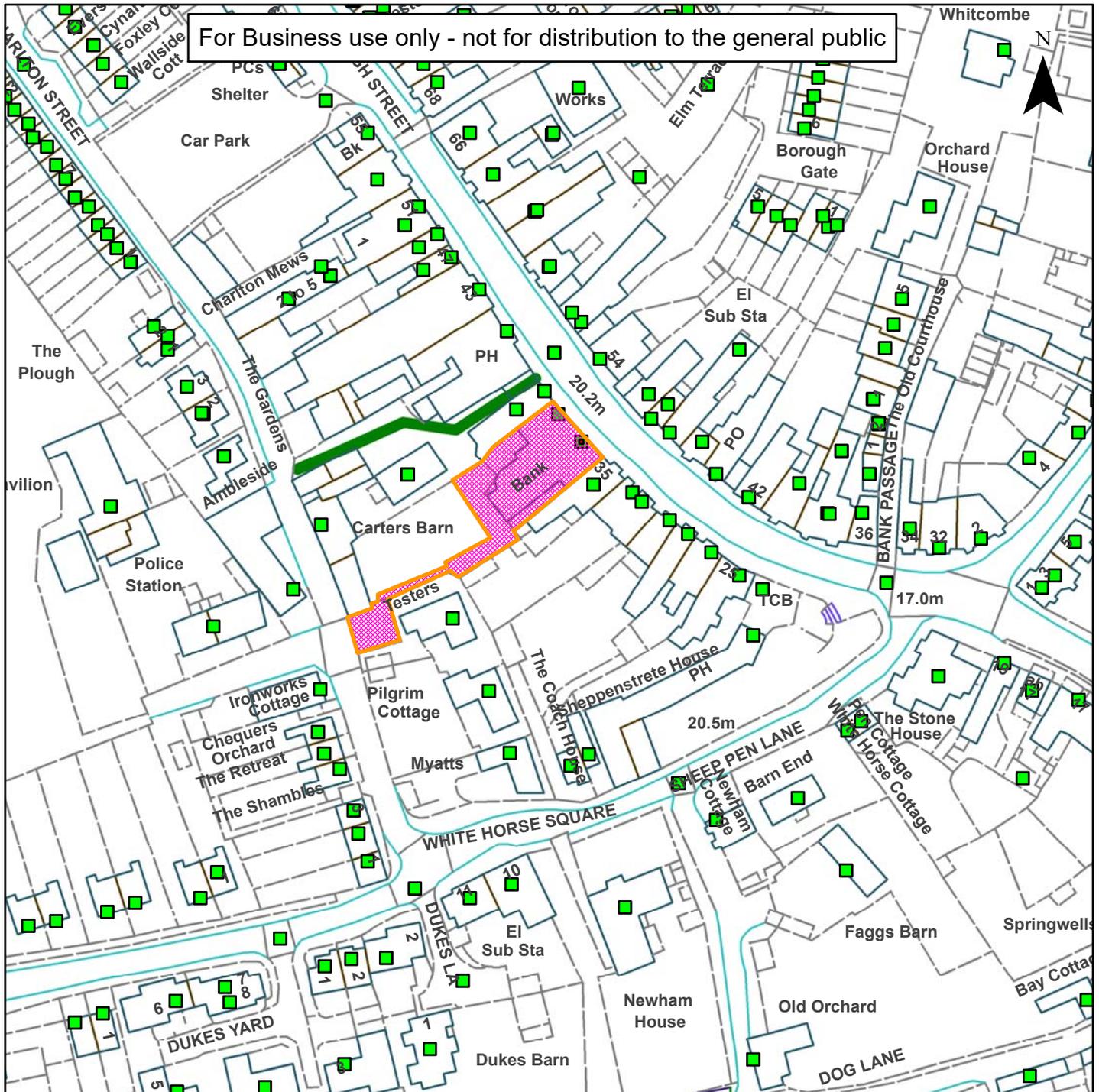
Reason: In the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/2625
DC/17/2626



Not Set

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	02/05/2018
MSA Number	100023865

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TO: Planning Committee South

BY: Head of Development

DATE: 15 May 2018

DEVELOPMENT: Proposed conversion of former Lloyds Bank to provide 4x flats and 1x retail unit with erection of single storey rear extension and associated internal alterations (Listed Building Consent)

SITE: Lloyds Bank TSB Limited 37 High Street Steyning West Sussex BN44 3ZA

WARD: Steyning

APPLICATION: DC/17/2626

APPLICANT: **Name:** Mr Cameron Robertson-Aitken **Address:** c/o agent

REASON FOR INCLUSION ON THE AGENDA: By request of the Cllr Willett, and as the application accompanies DC/17/2625

RECOMMENDATION: To approve listed building consent subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks Listed Building Consent for the conversion of the existing building into 1 no. retail unit on the ground floor, with 4 no. flats to the upper floors. The proposal would involve largely internal works to reconfigure the layout to provide a smaller ground floor commercial/retail unit and store rooms, with the provision of 4 no. flats to the ground and first floor. Two single storey rear extensions are proposed to the building to provide living accommodation for the 2 no. flats proposed to the ground floor.
- 1.2 The proposed internal works would primarily retain the historic plan form, with the removal of later partitions to the ground floor, and the blocking-up of certain openings to facilitate the subdivision of units. The proposed internal alterations would create a small retail unit with kitchenette w.c, and store rooms to the ground floor at the front of the building, and the provision of a 2 no. 2-bed flats on the ground floor; with the provision of a 3-bed flat and 2-bed flat on the first floor.
- 1.3 The proposed retail unit would be accessed from the existing entrance which fronts the High Street, with the removal of the existing partitions to provide an open floor plan within the unit. The proposal would result in a retail unit measuring approximately 118sqm. Flat 1 would provide 2 no. bedrooms, and would measure to a total floor area of approximately 74sqm; Flat 2 would provide 2 no. bedrooms, and would measure to a total floor area of

approximately 80sqm; Flat 3 would provide 2 no. bedrooms and measure to a floor area of approximately 114sqm; with Flat 4 providing 3 no. bedrooms, and measuring to a total floor area of approximately 108sqm.

- 1.4 The single storey rear extension to the north-west of the building would sit between the northern boundary and the existing two storey projection, and would measure to a depth of 5m and a width of 4.7m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the ground level. The proposal would incorporate a folding door the western elevation which would open to a courtyard garden, with the addition finished in matching materials.
- 1.5 The single storey rear extension to the south-west would measure to a depth of 3.2m from the existing rear projection, to a total width of 8.8m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the existing ground level. The proposal would incorporate folding doors to the northern elevation, with 2 no. windows to the western elevation. The addition would be finished in matching materials, and would incorporate 2 no. roof lights within the roof.

DESCRIPTION OF THE SITE

- 1.6 The application site consists of a Grade II Listed Building which lies within the built-up area and Primary Shopping Area of Steyning, and sits within the designated Conservation Area of Steyning. The site is surrounded by a mix of retail, commercial, and residential properties, many of which consist of Grade II Listed Buildings, including in particular those opposite and adjacent to the either side.
- 1.7 The site's current lawful use is for a bank (A2) use on the ground floor, with a single 4-bed flat to the first floor. The business unit is accessed from the central door to the front of the building, with separate access provided to the first floor flat through an entrance door off-set to the side of the frontage.
- 1.8 The neighbouring properties sit along the frontage of High Street to the west of the application site, with ancillary buildings positioned directly to the north of the site. A converted barn to the north-west of the site is used as an independent residential dwelling.

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**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 34 - Cultural and Heritage Assets

Supplementary Planning Guidance:

- 2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

2.5 Following the de-cluster of the SWAB group, Steyning Parish Council at Full Council Meeting (20/11) approved to move forward with a new neighbourhood plan and agreed Terms of Reference. The Parish Council are now recruiting steering group members to assist with the development of the Neighbourhood Plan.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

There is an extensive planning history for the site, relating to alterations to the building, none of which is directly relevant to this application.

DC/17/1625	Proposed conversion of former Lloyds Bank to provide 4x flats and 1x retail unit with erection of single storey rear extension and associated internal alterations (Full application)	Accompanying planning application, also included on this Agenda
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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

MEMBER CONSULTATION

3.2 Cllr Clarke provided comments, raising concerns with the following aspects:

- Provisions for affordable housing given the number of units provided across the two schemes
- Limited parking provision for both schemes and the impact of the proposals on the controlled parking within the vicinity
- Appearance of the proposed dwellings and how they relate to the Listed Building and Conservation Area

INTERNAL CONSULTATIONS

3.3 **HDC Conservation:** No Objection
(Summarised) Regrettably the historic use of the ground floor of the building as a bank has ceased, and the building including the single floors (which comprised a single flat) has fallen into redundant use. Due to the extensive past alteration of the building, which included various phases of extensions and alterations of the plan form, the building does not easily lend itself to re-use in its current form. With this in mind, the current proposal for a retail unit and residential flats is considered acceptable in principle, subject to conditions to secure final details of the detailing for the proposed works.

OUTSIDE AGENCIES

3.4 N/A

PUBLIC CONSULTATIONS

3.5 **Steyning Parish Council:** Objection on the grounds of overdevelopment

3.6 Two letters of objection were received, and these can be summarised as follows:

- Location of bike sheds and impact on neighbouring amenity
- Loss of light to neighbouring ground floor windows

- Fixture of structures to shared boundary wall
- Publicity procedure

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 application seeks Listed Building Consent for the conversion of the existing building into 1 no. retail unit on the ground floor, with 4 no. flats to the upper floors. The proposal would involve largely internal works to reconfigure the layout to provide a smaller ground floor commercial/retail unit and store rooms, with the provision of 4 no. flats to the ground and first floor. Two single storey rear extensions are proposed to the building to provide living accommodation for the 2 no. flats proposed to the ground floor.
- 6.2 Paragraph 132 of the NPPF sets out that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.’
- 6.3 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that ‘*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*’. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.
- 6.4 Policy 34 of the Horsham District Planning Framework states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.
- 6.5 It is acknowledged that the site itself already consists of a relatively complex layout; however, the historic plan forms reads as cellular rooms and divisions, with predominantly square rooms accessed through regular sized hallways. The proposal seeks to primarily use the existing room divisions, with limited internal alterations. Whilst noted that the proposal would introduce additional subdivisions, these would generally reflect the cellular layout of the existing rooms.
- 6.6 The proposed works, including the proposed rear extensions, are considered to be of a scale, form and mass that would sit comfortably within the context of the Grade II Listed Building. The proposed extensions are considered to relate sympathetically to the character and

distinctiveness of the Listed Building, and are considered to be relatively minor additions that would not harm the character or appearance of the existing building.

- 6.7 Whilst the proposed subdivisions would further intensify and compartmentalise the existing building, the nature and proportion of these rooms are not considered to detract from the historic plan form of the Grade II Listed Building. The proposal is therefore considered to result in less than substantial harm to the heritage asset, with the proposal offering tangible public benefits by ensuring the continued sustainable use of the heritage asset. These benefits outweigh any harm identified when applying paragraph 134 of the NPPF. As such, the proposal is considered, on balance, to preserve the sustainable and continued use of the Grade II Listed Building, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Conclusion

- 6.6 The proposed development would enable the continued sustainable use of listed building, and the alterations are considered to relate sympathetically to the special character and appearance of the building, reflecting the locally distinctive vernacular of the building, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 To approve listed building consent subject to the following conditions:

1 **Approved Plans Condition**

- 2 **Standard Time Condition:** The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 **Pre-Commencement Condition:** Notwithstanding previously submitted drawings, no development shall commence until the detailed design, including materials and finishes, of the following items have been submitted to and approved in writing by the Local Planning Authority:

- a. All new services, including pipework, for the bathrooms and kitchens
- b. All new extraction and boiler flues and vents
- c. All new internal doors (including door furniture)
- d. Fire protection upgrades and sound insulation
- e. All new windows (including reveals, cill and head treatment) for all new glazing, including windows and folding doors
- f. Parapet, rooflight and flat roof details to new extension
- g. New external steps and retaining walls to rear
- h. All external wall, roof and surface materials and finishes to the extensions and courtyard gardens

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: As these matters are fundamental to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black, and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The rooflight(s) hereby approved shall not project above the line of the parapet roof and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the listed building.

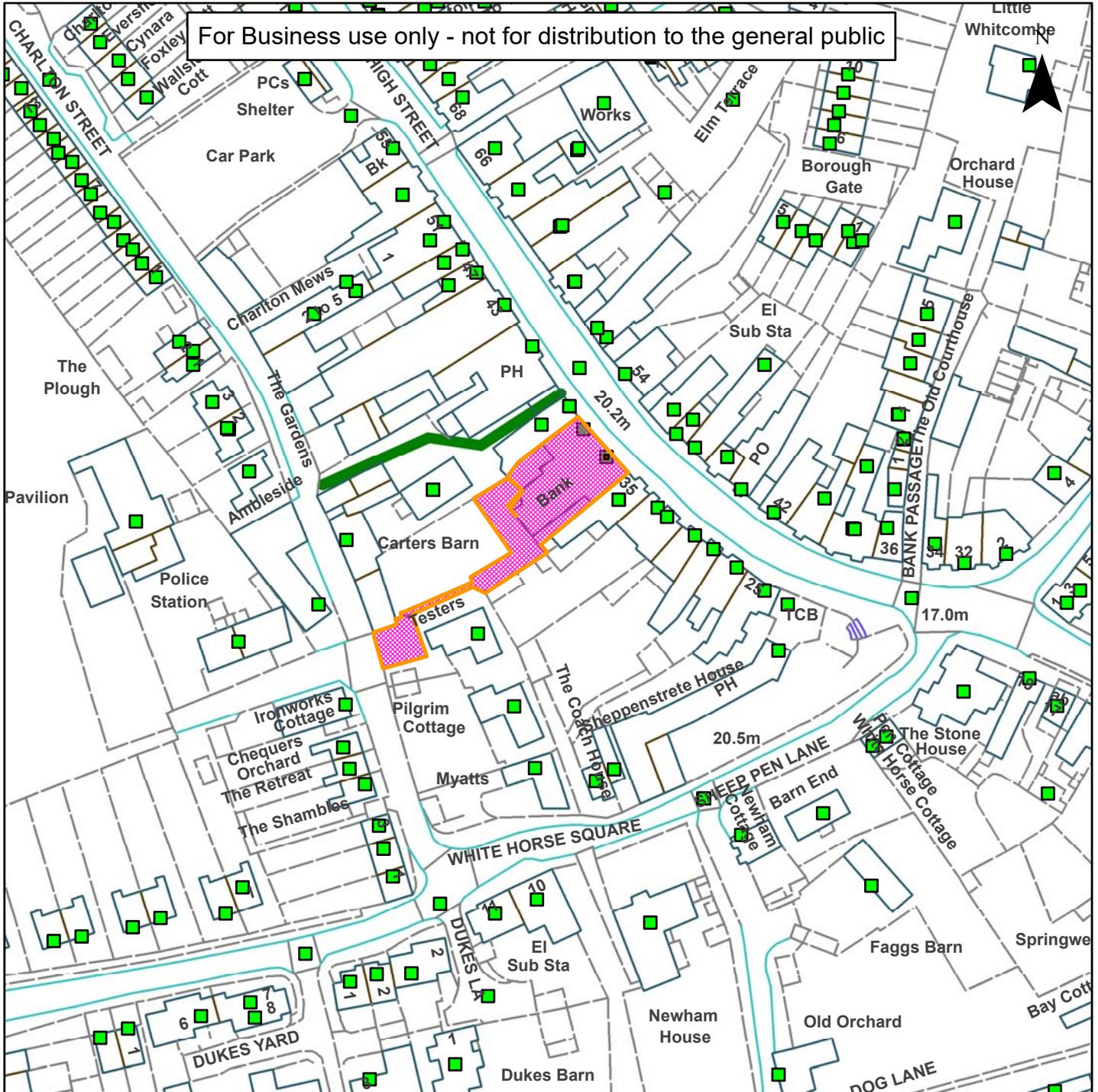
Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/2626
DC/17/1625



Not Set

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	02/05/2018
MSA Number	100023865

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 15 May 2018

DEVELOPMENT: Proposed erection of 2 no. 3-bedroom dwellings and conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works, drainage works, car parking, refuse storage and cycle storage (Full Application)

SITE: Land To The Rear of 37 High Street Steyning West Sussex BN44 3ZA

WARD: Steyning

APPLICATION: DC/17/2620

APPLICANT: **Name:** Mr Cameron Robertson-Aitken **Address:** c/o agent

REASON FOR INCLUSION ON THE AGENDA: At the request of Councillor Willett

RECOMMENDATION: To approve planning permission subject to conditions and signing of s106 Agreement for affordable housing contribution

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the conversion of the existing barn to the south-west of the site to a 1-bed dwelling and the erection of 2 no. three-bed dwellings within the rear yard.
- 1.2 The existing barn is positioned to the south-west of the site, and lies directly adjacent to Charlton Street. The proposal would involve internal and external alterations to facilitate the change of use to a 1-bed dwelling, which would have a total floor area of 75.2sqm. The proposal would include the internal subdivision of the ground floor to incorporate a kitchen and bathroom, and an internal staircase installed to provide a bedroom on a mezzanine level. The proposal would incorporate 2 no. rooflights to the eastern roof slope, with the addition of new doors to the south and west elevations.
- 1.3 The 2 no. dwellings proposed to the rear yard would be positioned adjacent to the northern boundary, and would measure to a length of 16.9m and a depth of 7m. Each dwelling would measure to a total floor area of approximately 116sqm, and would extend over two storeys. The proposed dwellings would incorporate a flat roof measuring to a total height of 5.4m, with a mixed material palette consisting of timber cladding, facing brick, and render. The

proposal would incorporate a projecting feature along the frontage, with full height glazing to the south, east and west elevations, with high level windows provided to the northern elevation. Each dwelling would include kitchen, living/dining room, utility room, and w.c to the ground floor, with 3 no. bedrooms (one with ensuite) and bathroom to the first floor.

- 1.4 The 2 no. mews dwellings would each benefit from separate amenity space positioned to the north-east and south-west of the plots. This amenity space would measure between 30sqm for Plot 1 and 55sqm for Plot 2, and would be bound by a brick wall/fence separating it from the parking area.

DESCRIPTION OF THE SITE

- 1.5 The application site consists of the rear yard of the frontage building known as 34 High Street, which is designated as a Grade II Listed Building.
- 1.6 The site lies within the built-up area and Primary Shopping Area of Steyning, and sits within the designated Conservation Area of Steyning. The site is surrounded by a mix of retail, commercial, and residential properties, many of which consist of Grade II Listed Buildings, including in particular those immediately adjacent to the site fronting the High Street.
- 1.7 The rear yard consists of amenity space, with a curtilage listed barn positioned to the rear/west of the site fronting Charlton Street. This building is of timber frame and flint construction, and is currently in use for storage purposes.
- 1.8 The application site is accessed from an existing vehicle crossover off Charlton Street, with an area of hardstanding separating Charlton Street from the amenity area. The site is bound by a mix of fencing and flint wall, with an entrance gate fronting Charlton Street.
- 1.9 The neighbouring properties sit along the frontage of High Street to the west of the application site, with ancillary buildings positioned directly to the north of the site. A converted barn to the north-west of the site is used as an independent residential dwelling.

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**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

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

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 – Sustainable Transport

Policy 41 - Parking

Supplementary Planning Guidance:

2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

2.5 Following the de-cluster of the SWAB group, Steyning Parish Council at Full Council Meeting (20/11) approved to move forward with a new neighbourhood plan and agreed Terms of Reference. The Parish Council are now recruiting steering group members to assist with the development of the Neighbourhood Plan.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/15/1304	Careful demolition and rebuilding of rear yard flint wall (Affects the setting of a Listed Building)	Application Permitted on 22.10.2015
DC/16/2702	Conversion of existing barn to form 1 No. residential unit and re-development of the rear of the site to create 3 No. three-storey town houses (Full Planning)	Withdrawn Application on 23.01.2017
DC/17/2621	Conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works (Listed Building Consent)	Accompanying LBC application, also included on this Agenda

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

MEMBER CONSULTATION

3.2 Cllr Clarke provided comments, raising concerns with the following aspects:

- Provisions for affordable housing given the number of units provided across the two schemes
- Limited parking provision for both schemes and the impact of the proposals on the controlled parking within the vicinity
- Appearance of the proposed dwellings and how they relate to the Listed Building and Conservation Area

INTERNAL CONSULTATIONS

3.3 **HDC Conservation:** No Objection

The principle of development and the proposed internal works is acceptable, however consideration must be given to the use of glazing on the south and west elevations to ensure that the barn retains its utilitarian character. It appears that attempts have been made to address these concerns through the introduction of doors to the former cart opening. Glazing should be set back to include deep reveals to retain the special character of the curtilage listed structure.

3.4 **HDC Environmental Health:** No Objection

3.5 **HDC Tree officer:** No Objection

OUTSIDE AGENCIES

3.6 **WSCC Highways:** No Objection

The principle of the scheme is acceptable, and the reduced scale of the development would result in a reduced parking demand. Whilst the restrictions on site in regards to the internal access route are noted, the reduced scheme will diminish the quantity of vehicle movements and a highways ground to resist the proposal could not be substantiated.

3.7 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

3.8 **Steyning Parish Council:** Objection on the grounds of:

- Overdevelopment of a sensitive site very close to a Grade II listed building
- Loss of well-established trees and vegetation
- Inadequate parking for the number of dwellings proposed which include 7 bedrooms
- Access, egress and turning will be extremely difficult, or impossible

3.9 A single letter of representation was received which held concern over the publicity procedures 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 application seeks full planning permission for the change of use of the barn to the south-west of the site, and the erection of 2 no. 'mews-style' dwellings within the rear yard.

Principle of Development

6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages that have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.

6.3 The application site is located within the built-up area of Steyning which is characterised as a "Small Town and Village" under Policy 3 of the HDPF. There is a presumption in favour of sustainable development within the built-up area, and as such, the proposal is considered acceptable in principle, subject to all other material considerations.

Design and Appearance:

- 6.4 Policies 25, 32, 33 and 34 of the Horsham District Planning Framework states that development should be of a scale, massing and appearance that is of a high standard of design and layout, which relates sympathetically to the built surroundings, landscape, and open spaces of the surroundings. Proposals should complement locally distinctive characters and heritage of the District, and should contribute to a sense of place in the buildings themselves and in the way they integrate within their surroundings and historic landscape to which they sit. Development should reinforce the special character of the historic environment through appropriate siting, scale, form and design, and should preserve and ensure clear legibility of locally distinctive vernacular.
- 6.5 The proposed conversion of the existing barn would result in a number of external alterations, including the installation of 2 no. rooflights to the eastern roof slope, with the provision on full height glazed doors to south and west elevations. The proposed external alterations are considered to be of a scale, appearance and form that would respect the distinctive character of the curtilage listed structure, and the historic townscape of which it forms a part, without resulting in harm to its special architectural or historic interest. As such, the proposed alterations and additions are considered to relate sympathetically to the special character of the designated Conservation Area and adjacent listed buildings, in accordance with Policies 25, 32, 33, and 34 of the Horsham District Planning Framework (2015).
- 6.6 The 2 no. dwellings proposed to the rear yard would be positioned adjacent to the northern boundary, and would measure to a length of 16.9m and a depth of 7m. The proposed dwellings would incorporate a flat roof measuring to a total height of 5.4m, with a mixed material palette consisting of timber cladding, facing brick, and render. The proposal would incorporate a projecting feature along the frontage, with full height glazing to the south, east and west elevations, with high level windows provided to the northern elevation.
- 6.7 The proposal would consist of a mews-style development which would incorporate a projecting element and varied material palette to provide visual relief along the frontage. Following amendments to the scheme, the proposal now incorporates a contemporary mews form, with the use of a diverse material palette comprising a mix of brick, timber and render, considered to provide visual relief and interest. The proposed dwellings would be of a scale that would reflect the character of its setting, which is generally dominated by backland development, and would relate to the build pattern of the surroundings. As such, the proposal is considered to sit appropriately within the historic environment of which it forms without harm to townscape character of the designated Conservation Area or the setting of adjacent listed buildings. The proposed development is therefore considered to accord with Policies 25, 32, 33, and 34 of the Horsham District Planning Framework (2015).
- 6.8 Whilst the proposals involve the loss of the existing vegetation within the rear yard, this is not generally considered to be of high amenity value important to the character of the wider area. A tall pine tree central to the site is to be removed however the council's tree officer has advised that it is not of high amenity value or a major contributor to the conservation area and as such would not be considered suitable for a tree preservation order. The tree officer has raised no objection to its loss accordingly.

Heritage Impacts:

- 6.9 Paragraph 132 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

- 6.10 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that '*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.
- 6.11 Policy 34 of the Horsham District Planning Framework states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.
- 6.12 The conservation officer has advised that the site consists of a long and narrow plot whereby the hierarchy within the site reads as the principal building fronting the High Street, with open space immediately behind, and a subservient ancillary barn situated to the rear of the plot fronting the service lane. This setting directs that development should have a sense of hierarchy, with any development to the rear of a subservient nature to the frontage building adjacent to Steyning High Street.
- 6.13 The proposed dwellings would be set to one side of the rear yard area and would be subservient in scale and height to the frontage dwelling, and would extend to an overall height below the existing barn to the rear. The conservation officer has advised that the proposal would reflect a contemporary manner on an historic mews development, with the overall bulk, scale and massing corresponding to the established development in the historic environment. The conservation officer concludes by advising that the proposed dwellings are therefore considered to conserve and enhance the special character of the designated Conservation Area, making a positive contribution to the character and distinctiveness of the area. In this instance, given the position of the building largely out of sight from the street in an area defined by backland development, it is considered that the contemporary form and appearance of the building positioned to the side of the yard area would not unduly disrupt the historic character of the area or the setting of the adjacent listed buildings, including the visual and historic relationship between the main listed building and the curtilage listed barn to the rear of the site. As such, the proposal is considered to accord with Policy 34 of the Horsham District Planning Framework (2015).
- 6.14 The proposed external alterations to facilitate the conversion of the existing barn are considered to retain the special character and significance of the curtilage listed structure, in a manner that would reflect the historic character of the designated Conservation Area. The proposed alterations and additions are therefore considered to relate sympathetically to the special character and significance of the curtilage listed structure and historic townscape of which it forms a part, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Impact on neighbouring amenity:

- 6.15 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.16 The proposed 2 no. dwellings would be positioned directly adjacent to the northern boundary, within approximately 0.4m of the shared boundary. The proposed dwellings would be positioned parallel to an existing utilitarian building to the north which is used in connection with the Funeral Home that operates on the neighbouring site. The dwellings would also be positioned to the rear of the frontage building, subject of a pending application for the

conversion to 4 no. flats and 1 no. retail unit (reference DC/17/1625 which is also included on this Committee Agenda).

- 6.17 Whilst the dwellings would be positioned in close proximity to the northern boundary, it is considered that the proposal has been designed at a scale, mass, and bulk to limit impact upon the neighbouring properties. The number of openings have been restricted, and it is considered that the size and siting of these openings have been considered to address potential overlooking. Whilst the introduction of a built form in this location would result in an increased perception of overlooking, given the nature of the built-up area, and the close relationship between properties within the locality, it is not considered that the proposal would result in substantial harm to the amenities or sensitivities of neighbouring properties. As such, the proposal is considered to accord with Policy 33 of the Horsham District Planning Framework (2015).
- 6.18 The 2 no. proposed mews dwellings would benefit for private amenity space to the north-east and south-west of the dwellings. The 1-bed dwelling within the converted barn to the south-west would not incorporate any private amenity space, however it is acknowledged that the Steyning Recreation Ground is located approximately 60m to the west of the proposed 1-bed dwelling. Given the town centre location, and the proximity of the site to public amenity space, it is considered that on balance there would be adequate access to open green space for the occupier of this property. As such, it is not considered that a reason for refusal could be substantiated on these grounds.

Highways Impacts:

- 6.19 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.20 The proposed development would utilise an existing vehicle crossover from the unclassified Charlton Street, with a total of three parking spaces proposed, one per dwelling. On street parking occurs without restriction on this section of Charlton Street, although it is noted that this area is subject of noticeable narrowing of the carriageway due to this parking. Nevertheless it is considered that there is sufficient available street parking in the immediate area to cater for any overspill parking from this development, including that generated from the associated development on the site under DC/17/2625.
- 6.21 Following consultation with WSCC Highways, it is considered that whilst the proposal would result in a shortfall of two parking spaces on the site based on the WSCC parking calculator requiring 5 spaces for a development of this scale, it is not considered that a highway safety reason for refusal could be substantiated as a result of this shortfall. Furthermore, whilst no formal tracking plan has been submitted to illustrate vehicle access on to the site, WSCC Highways have not raised a concern over the usability of the access arrangements for vehicles.
- 6.22 Given the town centre location of the proposed development, and the available on-road parking provision available at the rear of the site, it is considered on balance that the proposed development would provide an appropriate level of parking. Therefore, the proposal is considered to accord with Policy 41 of the Horsham District Planning Framework (2015).

Affordable Housing Contribution

- 6.23 Policy 16 of the Horsham District Planning Framework relates to meeting housing needs. In particular, part 3 of this policy relates to the provision of affordable housing for all residential development of 5 or more dwellings. Part 3.b) states that on sites of between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable, or where on site

provision is not achievable, a financial contribution equivalent to the cost to the developer of providing the units on site would be anticipated. This policy was considered sound by the Planning Inspector prior to adoption of the HDPF, stating that there was sound justification for the policy, with the clear need for affordable homes in Horsham likely to come from smaller sites. Whilst this position may change if the draft NPPF comes into effect without being amended, this remains the current policy of the HDPF.

- 6.24 Point 4 of Policy 16 requires that if a development site is sub-divided so as to create two or more separate development schemes, one or more of which falls below the relevant threshold, the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the site.
- 6.25 The application site has been sub-divided with two separate applications submitted comprising residential development and residential conversion to the rear (subject of this application) and conversion of the existing building to 4 no. flats (subject of planning reference DC/17/2625). In totality, the applications result in a net increase of 6 no. dwellings.
- 6.26 The 20% affordable housing requirement under Policy 16 of the HDPF requires the provision of 2 affordable units on the application site. The accompanying Planning Obligations and Affordable Housing SPD 2017 states that the Council will expect developments of this size to provide 20% affordable housing on-site, or in exceptional circumstances by way of an equivalent financial contribution.
- 6.27 Following verbal discussion with HDC Housing officers, it has been confirmed that in this case a financial contribution in lieu of on-site provision would be acceptable under the terms of the SPD. Utilising the methodology set out in the SPD, this development generates a required financial contribution of £105,779.75.
- 6.28 Subject to the signing of an s106 contribution for the above amount, the proposed development is considered to be compliant with Policy 16 of the HDPF.

Conclusion

- 6.29 The proposed dwellings are considered to be of a scale, design and form that would be sympathetic to the character and distinctiveness of the site and wider landscape, whilst of a siting and orientation that would not materially harm the amenities of neighbouring properties. In addition, the proposal is considered to provide sufficient parking and turning space on site, and would not result in 'severe' harm to the function of the public highway network. As such, the proposal is considered to accord with policies 3, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).
- 6.30 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

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	300.68	50.4	250.28
	Total Gain		250.28
	Total Demolition		0

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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 Approve the application subject to the following conditions:

1 **Approved Plans Condition**

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 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 Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** Notwithstanding previously submitted drawings, no development shall commence until the detailed design, including materials and finishes, of the following items relating to the barn conversion have been submitted to and approved in writing by the Local Planning Authority:

- a. All new extraction and boiler flues and vents
- b. All new external doors (including door furniture)
- c. All new windows (including reveals, cill and head treatment)

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: As this matter is fundamental to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 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, 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:** Notwithstanding the details submitted no dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse/recycling has been made for that dwelling in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 2.00A received 06.02.2018. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

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

- 10 **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 plan 2.00A received 06.02.2018 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).

- 11 **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 approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted 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).

- 12 **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).

- 13 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling, the necessary infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) to that dwelling shall be provided.

Reason: As this matter is fundamental to ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black, and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** The rooflight(s) hereby approved shall be metal framed, painted black, and fitted flush with the adjoining roof surface, shall not project above the plane of the roof and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the listed building.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 09:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

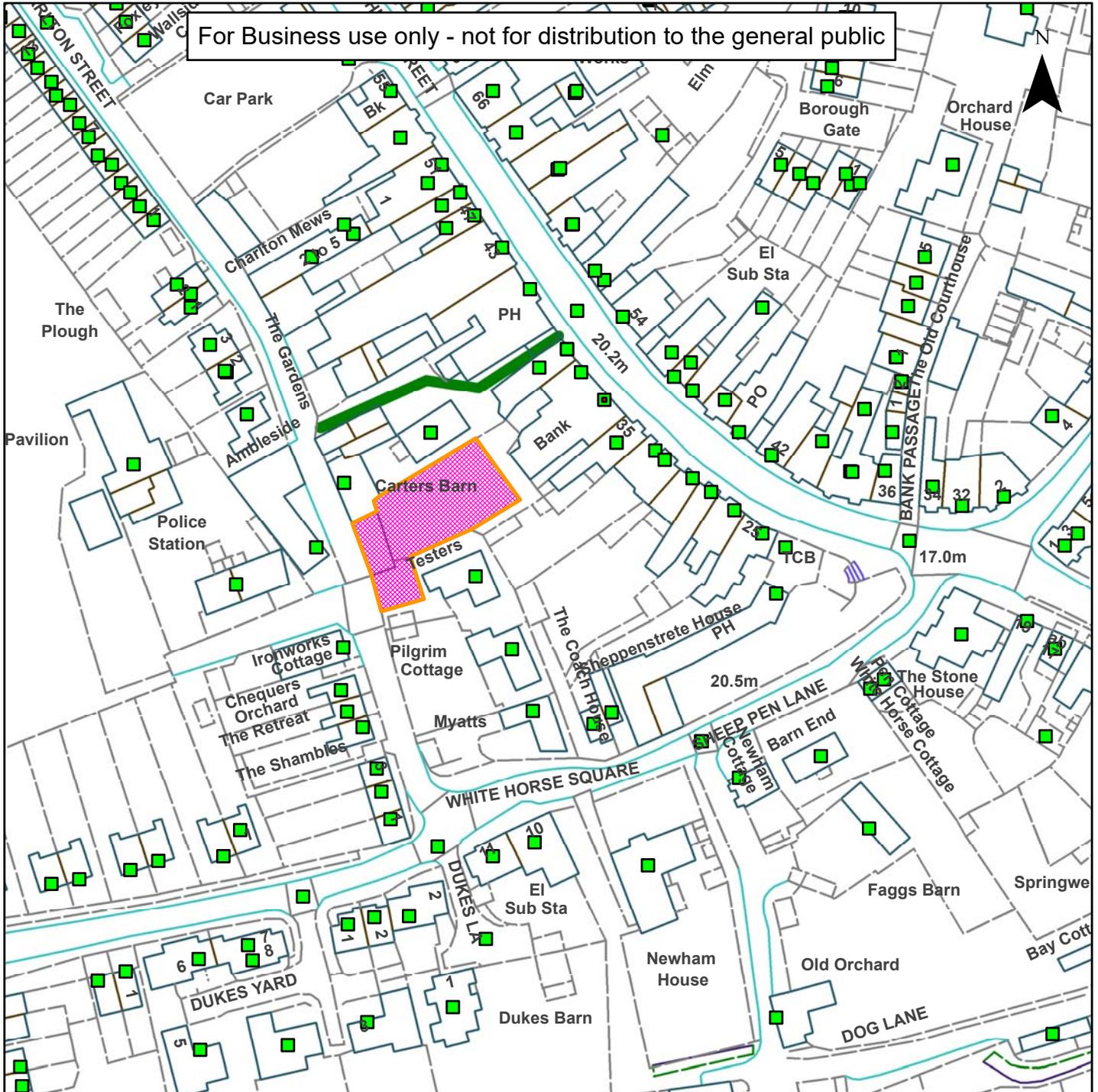
Reason: To safeguard the amenities of the residential neighbours in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/2620
DC/17/2621



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Scale: 1:1,250

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Comments	Not Set
Date	02/05/2018
SA Number	100023865

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 15 May 2018

DEVELOPMENT: Conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works (Listed Building Consent)

SITE: Land To The Rear of Lloyds Bank TSB Limited 37 High Street Steyning West Sussex BN44 3ZA

WARD: Steyning

APPLICATION: DC/17/2621

APPLICANT: **Name:** Mr Cameron Robertson-Aitken **Address:** c/o agent

REASON FOR INCLUSION ON THE AGENDA: By request of Cllr Willett, and as the application accompanies DC/17/2620

RECOMMENDATION: To approve listed building consent subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks Listed Building Consent for internal and external alterations to the curtilage barn that fronts Charlton Street, to facilitate its conversion to a 1-bed dwelling.
- 1.2 The existing barn is positioned to the south-west of the site, and lies directly adjacent to Charlton Street. The proposal would involve internal and external alterations to facilitate the change of use to a 1-bed dwelling, which would have a total floor area of 75.2sqm. The proposal would include the internal subdivision of the ground floor to incorporate a kitchen and bathroom, and an internal staircase installed to provide a bedroom on a mezzanine level. The proposal would incorporate 2 no. rooflights to the eastern roof slope, with the addition of new doors to the south and west elevations.

DESCRIPTION OF THE SITE

- 1.3 The application site consists of the rear yard of the frontage building known as 34 High Street, which is designated as a Grade II Listed Building.
- 1.4 The site lies within the built-up area and Primary Shopping Area of Steyning, and sits within the designated Conservation Area of Steyning. The site is surrounded by a mix of retail, commercial, and residential properties, many of which consist of Grade II Listed Buildings.

- 1.5 The rear yard consists of amenity space, with the curtilage listed barn positioned to the west of the site, fronting Charlton Street. This building is of timber frame and flint construction, and is currently in use for sporadic storage purposes.
- 1.6 The application site is accessed from an existing vehicle crossover, with an area of hardstanding separating Charlton Street from the amenity area. The site is bound by a mix of fencing and flint wall, with an entrance gate fronting Charlton Street.
- 1.7 The neighbouring properties sit along the frontage of High Street to the west of the application site, with ancillary buildings positioned directly to the north of the site. A converted barn to the north-west of the site is used as an independent residential dwelling.

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**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 34 - Cultural and Heritage Assets

Supplementary Planning Guidance:

- 2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Following the de-cluster of the SWAB group, Steyning Parish Council at Full Council Meeting (20/11) approved to move forward with a new neighbourhood plan and agreed Terms of Reference. The Parish Council are now recruiting steering group members to assist with the development of the Neighbourhood Plan.

- 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2703	Conversion of existing barn to form 1 No. residential unit and re-development of the rear of the site to create 3 No. three-storey town houses (Listed Building Consent)	Withdrawn Application on 23.01.2017
DC/17/2620	Proposed erection of 2 no. 3-bedroom dwellings and conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works, drainage works, car parking, refuse storage and cycle storage (Full Application)	Accompanying planning application, also included on this Agenda

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

MEMBER CONSULTATION

- 3.2 Cllr Clarke provided comments, raising concerns with the following aspects:

- Provisions for affordable housing given the number of units provided across the two schemes
- Limited parking provision for both schemes and the impact of the proposals on the controlled parking within the vicinity
- Appearance of the proposed dwellings and how they relate to the Listed Building and Conservation Area

INTERNAL CONSULTATIONS

- 3.3 **HDC Conservation:** No Objection

The principle of development and the proposed internal works to the curtilage listed barn is acceptable. The mews style of development has reduced the extent of the built form, in a manner that reflects the historic evolution of the site, and its setting within the designated Conservation Area. Consideration must be given to the use of glazing on the south and west elevations of the curtilage listed barn to ensure that the barn retains its utilitarian character. It appears that attempts have been made to address these concerns through the introduction of doors to the former cart opening. Glazing should be set back to include deep reveals to retain the special character of the curtilage listed structure.

OUTSIDE AGENCIES

- 3.4 **Archaeology:** No Objection

PUBLIC CONSULTATIONS

- 3.5 **Steyning Parish Council:** Objection on the following grounds:

- Overdevelopment of the site
- Loss of trees and vegetation
- Inadequate parking arrangement

- 3.6 Three letters of objection were received from two households, and these can be summarised as follows:

- Publicity of application
- Archaeological interest of the site
- Overdevelopment of the site
- Loss of trees

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 application seeks Listed Building Consent for internal and external alterations to the curtilage barn that fronts Charlton Street, to facilitate the conversion to a 1-bed dwelling.
- 6.2 Paragraph 132 of the NPPF sets out that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.’
- 6.3 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that ‘*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*’. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

Special character and distinctiveness of the Listed Building and its setting:

- 6.4 Policy 34 states that work to Listed Buildings should reinforce and make a positive contribution to the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.
- 6.5 The proposed conversion of the existing barn would result in a number of external alterations, including the installation of 2 no. rooflights to the eastern roof slope, with the provision of full height glazed doors to south and west elevations. The proposed external alterations are considered to be of a scale, appearance and form that would respect the distinctive character of the curtilage listed structure, and the historic townscape of which it forms a part, without resulting in harm to the significance of the buildings or its special architectural or historic interest.
- 6.6 The proposed external alterations to facilitate the conversion of the existing barn would therefore retain the special character and significance of the curtilage listed structure, in a manner that would reflect the historic character of the designated heritage asset. As such, the proposed alterations and additions are considered to relate sympathetically to the special character and significance of the curtilage listed structure and historic townscape of which it forms a part, in accordance with Policy 34 of the Horsham District Planning Framework (2015).
- 6.7 The proposal would retain the historic fabric of the barn, with the addition of partitions and insulation internally to facilitate the conversion. The applicant has outlined the proposed methodology of works, which is considered to utilise materials and building techniques that would preserve and ensure the clear legibility of the historic significance. As such, the proposal is considered to accord with Policy 34 of the Horsham District Planning Framework (2015).

Conclusion

- 6.8 The proposed development is considered to relate sympathetically to the special character and appearance of the Listed Building without resulting in harm to its special architectural or historic interest, and is considered to reflect the locally distinctive vernacular of the building, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 To approve listed building consent subject to the following conditions:

1 **Approved Plans Condition**

- 2 **Standard Time Condition:** The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 **Pre-Commencement Condition:** Notwithstanding previously submitted drawings, no development shall commence until the detailed design, including materials and finishes, of the following items have been submitted to and approved in writing by the Local Planning Authority:

- a. All new services, including pipework, for the bathroom and kitchen
- b. All new extraction and boiler flues and vents
- c. All new external doors (including door furniture)
- d. All new windows (including reveals, cill and head treatment)

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: As this matter is fundamental to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The works undertaken shall strictly accord with the methodology and specification as outlined on the approved plan reference 2.04 received 22.11.2017. These works shall thereafter be retained.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black, and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The rooflight(s) hereby approved shall be metal framed, painted black, and fitted flush with the adjoining roof surface, shall not project above the plane of the roof and retained as such thereafter.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** All new and disturbed surfaces shall be made good at the time of works using materials of matching composition, form and finish to those of the listed building.

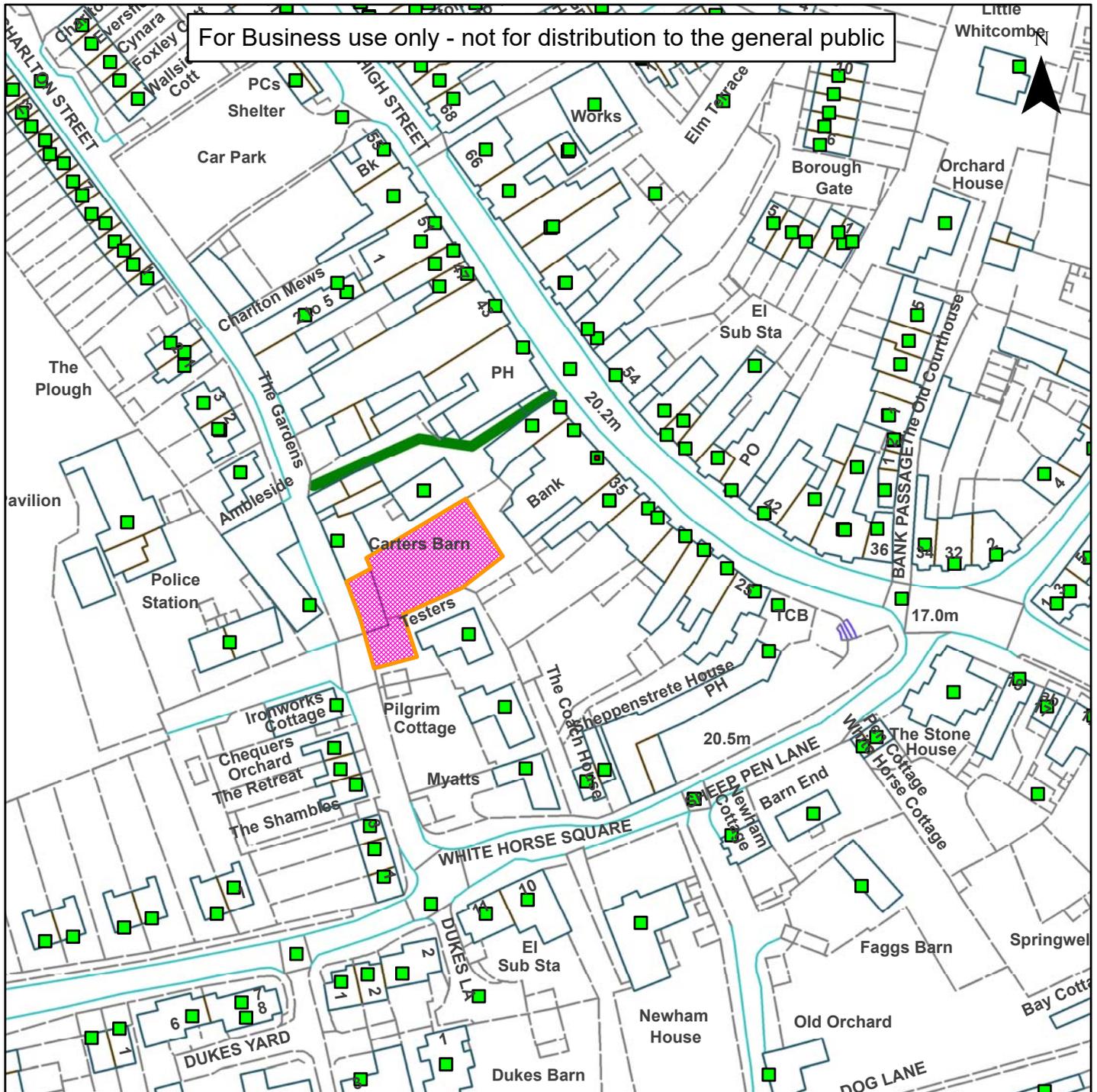
Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/2621
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