



Email: committeeservices@horsham.gov.uk
Direct line: 01403 215465

Planning Committee (South)

Tuesday, 19th June, 2018 at 2.30 pm

Cowdray & Goodwood Room, Parkside, Chart Way, Horsham

Councillors:

John Blackall
Karen Burgess
Jonathan Chowen
Philip Circus
Paul Clarke
David Coldwell
Ray Dawe
Brian Donnelly
David Jenkins
Nigel Jupp
Lynn Lambert

Gordon Lindsay
Tim Lloyd
Paul Marshall
Mike Morgan
Brian O'Connell
Kate Rowbottom
Jim Sanson
Ben Staines
Claire Vickers
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. **Election of Chairman**
2. **Apologies for absence**
3. **Appointment of Vice-Chairman**
4. **To approve the time of meetings of the Committee for the ensuing year**
5. **Minutes**

7 - 14

To approve as correct the minutes of the meeting held on 15 May 2018
(Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)

6. **Declarations of Members' Interests**

To receive any declarations of interest from Members of the Committee

7. **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:

8. **Appeals** 15 - 16
Applications for determination by Committee:
9. **DC/17/1502 - Land Off Little East Street, Billingshurst** 17 - 38
Ward: Billingshurst and Shipley
Applicant: Mr Daniel Corcoran
10. **DC/17/2676 - High Larches, Melrose Place, Storrington** 39 - 48
Ward: Chantry
Applicant: Mr Graham Askew
11. **DC/18/0795 - Land East of Burrows, Birch Tree Lane, West Chiltington** 49 - 60
Ward: Chanctonbury
Applicant: Sussex Design and Development Ltd
12. **DC/18/0690 - St Josephs, Monastery Lane, Storrington** 61 - 68
Ward: Chantry
Applicant: Mr Alan Manton
13. **DC/17/2756 - Ashington Autos Showroom 2 and Service Centre London Road, Ashington** 69 - 78
Ward: Chanctonbury
Applicant: Scott Butcher
14. **DC/18/0686 - Blackgate Lane Nursery, Blackgate Lane, Pulborough** 79 - 90
Ward: Pulborough and Coldwaltham
Applicant: Peter Ireland
15. **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

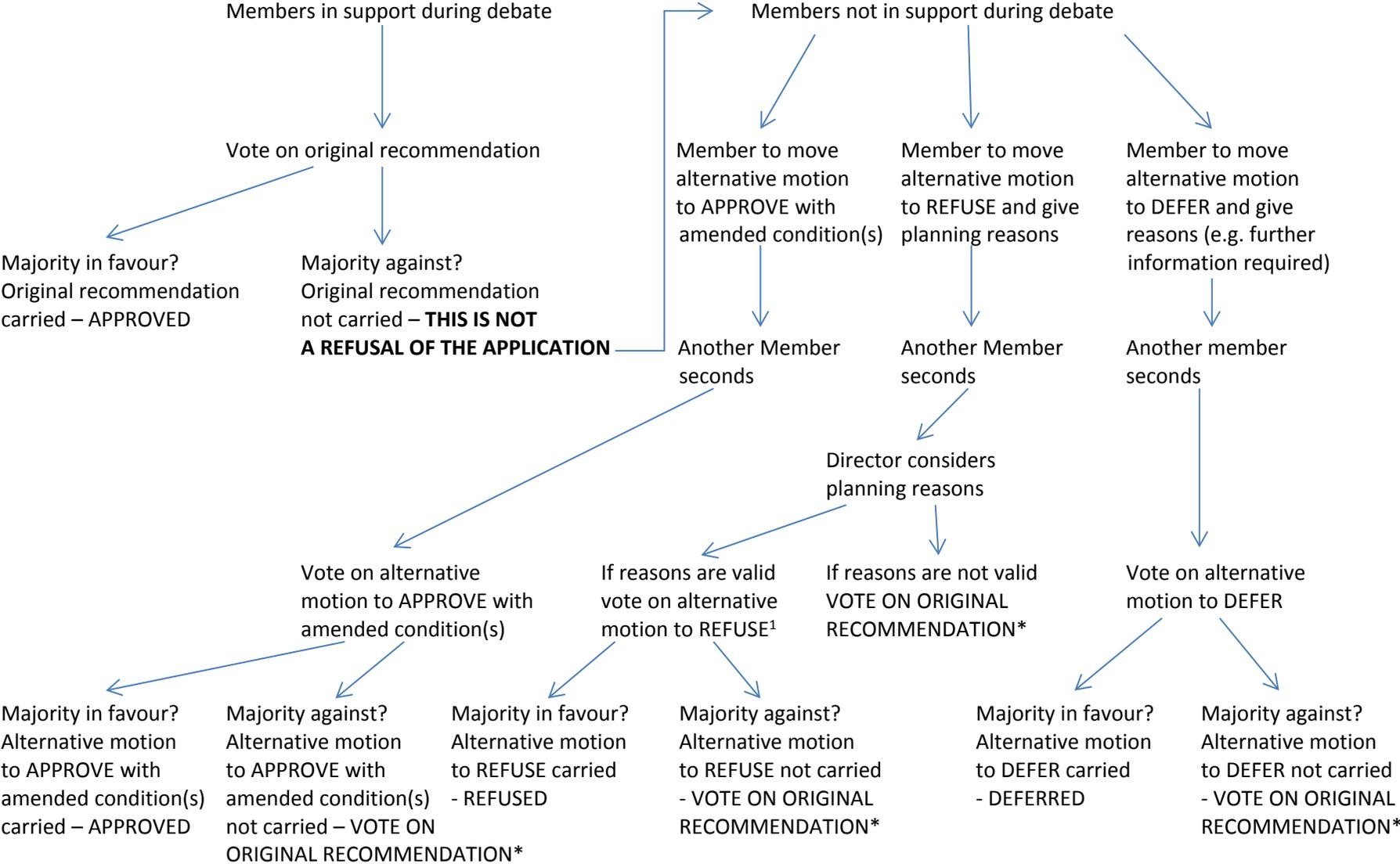
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(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)
15 MAY 2018

Present: Councillors: Paul Clarke (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, David Coldwell, Brian Donnelly, David Jenkins, Nigel Jupp, Liz Kitchen, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines and Michael Willett

Apologies: Councillors: Brian O'Connell, Ray Dawe, Gordon Lindsay and Claire Vickers

PCS/87 **MINUTES**

The minutes of the meeting of the Committee held on 17 April were approved as a correct record and signed by the Vice-Chairman.

PCS/88 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCS/89 **ANNOUNCEMENTS**

There were no announcements.

PCS/90 **APPEALS**

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

PCS/91 **DC/18/0111 - CHILTON, WEST CHILTINGTON ROAD, PULBOROUGH**

The Head of Development reported that this application sought permission for demolition of a bungalow and the erection of five dwellings, comprising three 3-bedroom bungalows and two 5-bedroom houses, with associated garaging and parking.

The application site was located on the north side of West Chilton Road, within the built-up area of West Chilton Common, and comprised a generous triangular plot with various outbuildings, and the bungalow in the southern corner of the site. There were dwellings south and east of the site and the northern boundary, defined by a stream, formed the edge of the built-up area boundary.

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. Members were advised that an additional condition was recommended to require details to be submitted and agreed of all trees and hedgerows to be retained including their protection measures during works prior to works commencing. The Arboricultural Officer had advised that retained trees were outside prime amenity areas and therefore should not come under pressure to be removed in the future.

The Parish Council objected to the application. Ten letters of objection, one of support and one of comment had been received. One member of the public spoke in objection to the application. The applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to 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; affordable housing; visual impact and appearance; impact on trees; its impact on the amenity of residents; highways and parking; and drainage and flooding. It was noted that a flood risk assessment had been carried out which suitably demonstrated that flood risk could be mitigated.

RESOLVED

That planning application DC/18/0111 be granted subject to the conditions as reported, with an additional condition requiring that:

'No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail the trees and hedgerows to be retained, and the measures to be implemented to protect all trees and hedgerows within and adjacent to the site during demolition and construction works. The development shall be implemented strictly in accordance with agreed details.'

PCS/92 **DC/18/0371 - LONGBURY HILL HOUSE, VERAS WALK, STORRINGTON**

The Head of Development reported that this application sought permission for the erection of a two storey 4-bedroom dwelling with a ridge height of approximately seven metres to the south of Longbury Hill House. Parking areas for both the existing dwelling and new dwelling were also proposed.

The application site was located outside the built-up area of Storrington, with its southern boundary adjacent to the built-up area boundary, and comprised part of the curtilage of Longbury Hill House. The site was well screened with vegetation. The host dwelling was at a higher ground level than neighbouring

properties, which were a mix of single and two storey dwellings. Access up to the site was off Veras Walk 140 metres to the south.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Details of application DC/16/1908, and the reason that it was dismissed at appeal, 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 an additional condition, requiring details of all boundaries to be submitted and agreed prior to occupation of the new dwelling, was recommended.

The Parish Council objected to the application. Twenty-three letters of objection, from 18 households, had been received. One member of the public spoke in objection to the application. The applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council also spoke in objection to 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 and the DC/16/1908 appeal decision; design and appearance; the amenity of neighbouring properties and occupiers of land; landscape, trees and ecology; and highways.

Members discussed the differences between the current application and DC/16/1908 in the context of local planning policy and the appeal inspector's report. It was agreed that Permitted Development Rights for outbuildings should be removed to ensure that the spacious character of the site is retained. After careful consideration Members concluded that the proposal was acceptable.

RESOLVED

- (i) That planning application DC/18/0371 be determined by the Head of Development with a view to approval in consultation with the Local Members, subject to the consideration of any consultation responses received by the end of the consultation period on 15 May 2018.
- (ii) During determination of the application two additional conditions be added requiring that:
 - (a) 'Prior to the first occupation of the dwelling hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved boundary treatments have been fully implemented. The boundary treatments shall thereafter be maintained in accordance with the approved details.'

- (b) '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 Class E of Part 1 of Schedule 2 of the Order shall be erected, constructed or placed within the curtilage of the new dwelling hereby permitted without express planning consent from the Local Planning Authority first being obtained.'

PCS/93 **DC/17/2625 - LLOYDS BANK TSB LIMITED, 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought permission for the conversion of the former bank into four flats and one ground floor retail unit. Internal alterations and two single storey rear extensions, which would form part of the two ground floor flats, were proposed.

The application site was located in the centre of Steyning and was a Grade II Listed Building comprising the bank and a 4-bedroom first floor flat, surrounded by a mix of retail, commercial and residential buildings.

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 Local Member stated that he had asked for the four applications relating to 37 High Street, Steyning to come to Committee in March 2018 before successful negotiations with the applicant to secure the provision of an affordable housing contribution. He had not requested the applications be brought to this meeting, as stated in the report, but understood that his fellow Local Member would have asked it to be brought to Committee. The Vice-Chairman of the Committee had raised a number of concerns. The Parish Council objected to the application. One letter of objection had been received. One member of the public spoke in objection to the application and the applicant's planning consultant addressed the Committee in support of the proposal. 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; design and appearance; heritage impacts; residential amenity; highways; and affordable housing contribution. In response to concerns it was agreed that a condition requiring a Construction Management Plan could be added.

Whilst Members did not object to the development of the site in principle, they expressed concern at the lack of parking provision for the additional residential

units and retail unit in the town centre area where options for on-street parking were already restricted.

RESOLVED

That planning application DC/17/2625 be deferred to allow for discussion with the applicant to secure amendments to the proposal to provide for a proportionate level of on-site parking for occupiers of the development in consultation with Local Members.

PCS/94 **DC/17/2626 - LLOYDS BANK TSB LIMITED, 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought listed building consent for the conversion of the former bank into four flats and one ground floor retail unit. Internal alterations and two single storey rear extensions, which would form part of the two ground floor flats, were proposed.

The application site was located in the centre of Steyning and was a Grade II Listed Building comprising the bank and a 4-bedroom first floor flat, surrounded by a mix of retail, commercial and residential buildings.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The consultation response from the Council's Conservation Officer, as contained within the report, was considered by the Committee.

The Vice-Chairman of the Committee had raised a number of concerns. The Parish Council objected to the application. Two letters of objection had been received. One member of the public spoke in objection to the application and a representative of the Parish Council also spoke in objection to the application.

Members concluded that the application should be deferred because of the potential impact of the deferral of DC/17/2625 and subsequent amendments to that application and the impact this could have on this Listed Building Consent application.

RESOLVED

That planning application DC/17/2626 be deferred, as a consequence of the deferral of associated application DC/17/2625, to consider the impacts of any amendments made to DC/17/2625 on the Listed Building.

PCS/95 **DC/17/2620 - LAND TO THE REAR OF LLOYDS BANK TSB LIMITED, 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought permission for the erection of two 3-bedroom dwellings and the conversion of a barn to the south-west of the site into one 1-bedroom dwelling. Three on-site parking spaces were proposed.

The two dwellings would be adjacent to the northern boundary with their own amenity space and include timber cladding, facing brick and render, and full height glazing to the south, east and west elevations, with high level windows on the northern elevation.

The application site was located in the centre of Steyning and comprised the rear yard of the Grade II Listed Building which was the subject of applications DC/17/2625 and DC/17/2626, and a timber frame and flint barn that was adjacent to Charlton Street and south of Carters Barn, the neighbouring property.

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 Local Member stated that he had asked for the four applications relating to 37 High Street, Steyning to come to Committee in March 2018 before successful negotiations with the applicant to secure the provision of an affordable housing contribution. He had not requested the applications be brought to this meeting, as stated in the report, but understood that his fellow Local Member would have asked it to be brought to Committee.

The Vice-Chairman of the Committee had raised a number of concerns. The Parish Council objected to the application. One letter of objection had been received. One member of the public spoke in objection to the application and the applicant's planning consultant addressed the Committee in support of the proposal. 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; design and appearance; heritage impacts; residential amenity; highways; and affordable housing contribution.

Members discussed concerns regarding: the design of the new dwellings, which Members considered did not relate sympathetically to the surrounding conservation area; the scale and mass of the dwellings in relation to the application site and wider area; and the lack of sufficient parking provision and its impact on the nearby public highway.

RESOLVED

That planning application DC/17/2620 be refused for the following reasons:

- (i) The proposed new-build dwellings, by reason of their unsympathetic siting, scale, form, design and use of materials, represents an overdevelopment of the site and a form of development that would harm the special character and distinctiveness of the surrounding built heritage of the Steyning Conservation Area and adjacent listed buildings, contrary to Policies 33 and 34 of the Horsham District Planning Framework.
- (ii) The proposed development, by reason of the absence of sufficient parking both onsite and in the surrounding area, would fail to provide for adequate and suitably located parking to cater for the demand generated by the development thereby resulting in increased potential for anti-social parking in the area, contrary to Policy 41 of the Horsham District Planning Framework.

PCS/96 **DC/17/2621 - LAND TO THE REAR OF LLOYDS BANK TSB LIMITED, 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought listed building consent for the conversion of a barn into one 1-bedroom dwelling, together with associated internal works.

The application site was located in the centre of Steyning and comprised a timber frame and flint barn in the south-west part of the rear yard of the Grade II Listed Building which was the subject of applications DC/17/2625 and DC/17/2626. The barn was adjacent to Charlton Street and south of Carters Barn, the neighbouring property.

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 Vice-Chairman of the Committee had raised a number of concerns. The Parish Council objected to the application. These objections related in the main to the development of two houses in the rear yard under the accompanying application DC/17/2620. Three letters of objection from two households had been received.

Members considered the officer's planning assessment and considered the impact of the proposal on the special character and appearance of the Listed Building and concluded that the proposal was acceptable.

RESOLVED

That listed building consent DC/17/2621 be granted subject to the conditions and reasons as reported.

The meeting closed at 5.10 pm having commenced at 2.30 pm

CHAIRMAN



Planning Committee (South)

Date: 19th June 2018

Report on Appeals: 02/05/18 – 06/06/18

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
EN/18/0018	Pear Tree Farm Furners Lane Woodmancote Henfield West Sussex BN5 9HX	02/05/2018	Prior Approval Required and REFUSED	
DC/18/0209	Steyning Football Club Shooting Field Steyning West Sussex BN44 3RQ	03/05/2018	Refused	
DC/18/0398	Grays Farm West End Lane Henfield West Sussex BN5 9RF	04/05/2018	Refused	
DC/17/2418	16 Covert Mead Ashington Pulborough West Sussex RH20 3PR	08/05/2018	Refused	
DC/18/0399	Grays Farm West End Lane Henfield West Sussex BN5 9RF	12/05/2018	Refused	
DC/18/0317	Lock Farm Lock Partridge Green Horsham West Sussex RH13 8EG	21/05/2018	Refused	
DC/18/0339	49 Little Dippers Pulborough West Sussex RH20 2DB	06/06/2018	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
EN/18/0080	Whiteoaks Shoreham Road Small Dole Henfield West Sussex BN5 9SD	Public Inquiry	17/05/2018		
DC/17/1398	Woodmancote Place Brighton Road Woodmancote Henfield West Sussex BN5 9SR	Written representation	04/05/2018	Refused	

3. Appeal Decisions

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

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/17/1616	27 Meiros Way Ashington Pulborough West Sussex RH20 3QB	Written Representation	Dismissed	Refused	



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 19th June 2018

DEVELOPMENT: Proposed erection of 3 x chalet style 4-bed dwellings with associated landscaping, hardstanding and alterations to existing access

SITE: Land Off Little East Street Billingshurst West Sussex

WARD: Billingshurst and Shipley

APPLICATION: DC/17/1502

APPLICANT: **Name:** Mr Daniel Corcoran **Address:** 111 Bell Street Reigate RH2 7LF

REASON FOR INCLUSION ON THE AGENDA: (1) This application is a Departure within the meaning of the Town and Country (Development Plans and Consultations) (Departures) Directions 1999
(2) More than 8 different households have made written representations which is inconsistent with the Officers' recommendation

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The current proposal seeks to develop the site for 3no detached properties with parking and garage spaces, accessed from the southern corner of the site and along the private access lane Little East Street, which then joins the A272 / East Street further to the south-west.
- 1.3 There would be a turning head at the southern end of the site to facilitate turning vehicles such as refuse and emergency. A link would be provided across the southern part of the site to the public footpath which is shown on the adjacent development site to the east, and which would provide pedestrian access through from Little East Street to the doctor's surgery, playground and community centre on Roman Way (north-east of the site).
- 1.4 All three new dwellings would have the same footprint and appearance, and would be provided with an off-set garage to the side and surface parking for 2 additional vehicles. The 4 bedrooms and 3 bathrooms would all be at first-floor level, and set partly within the roof-space, with all habitable and primary windows facing front and rear. The ground-floor living rooms would additionally be provided with small side-facing windows each side of the expressed chimney stack.

- 1.5 The houses would have stone window cills, brick elevations to the lower parts and hanging tiles to the upper parts with a detail tile band. Roofs would include wall-dormers and dropped eaves with half-hipped roofs and expressed chimney stacks.
- 1.6 Plots 1 and 2 would be orientated to east – west (front facing east), with Plot 3 orientated north-south (front facing south).
- 1.7 A secondary fenceline seeks to protect the northern buffer planting from any encroaching development, thus excluding this buffer strip from the residential garden of Plot 3. Front boundaries are indicated as a mixture of low-level retaining walls where needed and timber post and rail style fencing.
- 1.8 A bin collection point is indicated on the western side of the access drive, serving the development, located opposite Plot 2.
- 1.9 As originally submitted, the proposal was for 4 detached properties, comprising 3x 4-bed houses and 1x 3-bed bungalow, the latter with rooms in the loft and rear dormers. Parking would have provided in 3-blocks of garages and surface parking for a total of 14 spaces, including 2 marked as 'visitor' spaces. During the process of the application, the proposal has been reduced to three dwellings with integrated garages, as this was considered to result in a more appropriate form and quantum of development for this site, taking account of the adjacent development and the conservation area. This arrangement retains a proposed new pedestrian access link through to the eastern neighbouring development site as per the initial submission site layout.

DESCRIPTION OF THE SITE

- 1.10 The application site comprises a rectangular area of land that lies adjacent to the current Billingshurst Built-up Area Boundary (BUAB), amounting to an area of some 0.24ha and set on sloping land levels. The highest part of the site abuts the rear residential gardens of properties along Roman Road (north), a boundary that currently forms a reasonably robust 'green corridor' of shrubs, trees and other vegetation.
- 1.11 The southern boundary of the site adjoins a culvert and a public footpath through an area of woodland which adjoins the existing BUAB of the village. The area to the south of the site, and Little East Street itself, is known to experience flooding issues. Although not set within a designated Flood Zone, the Environment Agency considers the southern part of the site adjacent to the culvert to fall within a 'low-risk' area for surface water flooding, whilst Little East Street itself is considered to present a 'high-risk' area for surface water flooding, with events dependant on rain-fall and volume and other localised features.
- 1.12 The site was until recently used as privately-owned allotments, forming part of a wider allotment site which is now part of the adjacent residential re-development underway directly to the east (45 dwellings- DC/15/1382). The first site visit in September revealed that some plots were already vacant, and that any remaining tenants had been given a 12-month notice to quit, expiring in April 2018. All plots have now been vacated.
- 1.13 At the time of the initial submission, only part of the site at the south-eastern corner / proposed vehicular entrance, fell within the Billingshurst Conservation Area (CA). Subsequently the Conservation Area Boundary has been amended in January 2018 to include the entire site.
- 1.14 The now adopted Billingshurst Conservation Area Appraisal and Management Proposal (Jan 2018) is in part out of date already, as the adjacent wider allotment site to the east is still referred to as an open space rather than the residential development that it now is. Development beyond to form the 'East of Billingshurst' expansion of up to 475 new dwellings

has also commenced since the document was written, with only reference to the outline permission granted in March 2014 (DC/14/2536) contained in the text.

- 1.15 The document clarifies the reason for including the application site within the CA boundary only insofar as to allude to the preservation of what fragments remain of the former agricultural setting of the village.
- 1.16 The previous use of the site was as private allotments, which maintained a degree of openness of the site, albeit as cultivated allotments plots with a number of sheds along the southern side. There is no public access across the land as it currently stands, although the development to the east includes for a footpath along its southern side, currently gated and locked where it adjoins the application site.
- 1.17 Vehicular access to the site is along the privately-owned Little East Street, which currently serves some 9 residential dwellings and leads off the adopted residential feeder road of Rose Hill. Rose Hill is a winding public highway, forming a collection of cul-de-sacs that serves some 86 or so residential properties.
- 1.18 The route along Little East Street also forms an established pedestrian public right of way (PROW) that connects a series of PROWs to the east of the village directly into the heart of the village and the services, public transport links (bus) and shops provided therein.

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 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 43 - Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:
Billingshurst Conservation Area Appraisal & Management Proposal (2018)
Design Statement for the Parish of Billingshurst (2009)

2.4 RELEVANT NEIGHBOURHOOD PLAN

The Billingshurst Neighbourhood Plan is still at an early stage

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

Of relevance to this proposal are the following applications for development to the land to the east of site:

DC/15/1382	Erection of 45 dwellings, associated landscaping and parking, amended access to Billingshurst Doctor's Surgery (Outline).	Application Permitted on 27.06.2016
DISC/16/0190	Approval of details reserved by condition 18 (Ecological Mitigation and Management Plan and Construction Environmental Management Plan) of DC/15/1382	Application Permitted on 14.09.2016
DC/16/1528	Variation of condition 1 of previously approved planning permission DC/15/1382 Relating to a proposed minor material amendment to site access	Application Permitted on 20.09.2016
DC/16/2962	Reserved matters application for erection of 45 dwellings, associated landscaping and parking, amended access to Billingshurst Doctor's Surgery. To cover appearance, landscaping and scale. (outline application ref DC/15/1382)	Application Permitted on 21.07.2017
DC/17/2372	Non Material amendment to previously permitted application DC/16/2962 (Reserved matters application for erection of 45 dwellings, associated landscaping and parking, amended access to Billingshurst Doctor's Surgery. To cover appearance, landscaping and scale. (outline application ref DC/15/1382)). Proposed amendments to approved site layout	Application Permitted on 27.11.2017

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:** Comment:

- Although the site is not allocated in the Local Plan or a Neighbourhood Plan, it would be contrary to HDPF policy. However, the agreed expansion of the settlement, as a result of permissions DC/13/0735 (475 dwellings) and DC/15/1382 (45 dwellings) is recognised as a material consideration, and therefore, the wider principle of development in this area has been accepted beyond the existing BUAB.
- The principle of development in this broad location has been accepted, and this will change the character of this location area the medium term. It is therefore considered

that the particular circumstances affecting this particular application means that the weight that can be attributed to this policy is more limited that would usually be the case.

- HDPF Policy 15 identifies a district wide need for at least 1500 homes to be delivered through neighbourhood plans. Billingshurst Parish is actively progressing the preparation of the neighbourhood plan. As Horsham District Council has a demonstrable 5 year housing land supply, the location of this site outside the existing BUAB (albeit in an area where development is more broadly acceptable), it is considered that it would be more appropriate for the Parish, in consultation with the local community, to consider whether this site is an appropriate location for a Neighbourhood Plan allocation that would contribute to the district wide requirement for homes to be delivered through neighbourhood planning.
- Although the majority of the proposed development is not located in the existing Conservation Area, the Council has recently undertaken a review of the Conservation Area in Billingshurst. The outcome of this appraisal recommended a number of amendments to the Conservation area, including an extension to include the application site.
- Comments made on this document are now being reviewed, and it is currently anticipated that the Conservation Area amendments (subject to the outcome of the consultation) will be taken to Cabinet for formal agreement in January 2018. It is therefore considered that the proposed Conservation Area is now a material consideration in relation to this site, although it cannot be afforded full weight at the current time.

3.3 HDC Conservation: No Objection

Comments dated May 2018 – taking account of the adopted CA boundary expansion and submitted heritage statement:

- Since the preparation of the CA appraisal document and the CA extension in Jan 2018, a significant number of dwellings have been built to the east of the plot, resulting in an adverse impact on the character of the plot and consequently the character has been significantly diluted.
- It is therefore no longer considered to add to the agricultural setting of Billingshurst, and is not large enough to constitute a buffer between the housing to the west and that to the east.
- The site does not encourage an understanding of transition between the village and its historic agricultural surrounds and this plot of land no longer directly or indirectly reinforces or illustrates the character of the conservation area which is sought to be preserved.
- The wooded area and the footpath to the south and south east does, however, reinforce the character of the conservation area and a transition between village and the wider countryside
- Design of the proposed houses would be similar to those surrounding the site, but materials, form and detailing should be of the highest quality to ensure the dwellings do not add to the sense of 'suburban sprawl'. Conditions are therefore advised with regard to materials and details

Further comments dated 4 June 2018:

- This area was included in an extension of the conservation area boundary in some part due to the potential, now realised, to develop the other parts of the allotment gardens to the east. It is understandable that what had previously been undeveloped land should be regarded as a clear reminder of the relationship the settlement had with its agricultural setting.
- However, the decision to include this part of the allotments gardens within the conservation area was not taken with an intention to prevent any development but to ensure that any development was considered with reference to the character of the conservation area and the desire to preserve that character. Although this

parcel of land was included with the wooded area to the north of East Street, it has a different character than this area due to its having been tilled.

- In my view, the principle to develop the remaining portion of the allotment gardens can be accepted where any potential development would reinforce the character of the historic settlement and act as a foil to the surrounding post war suburban infill.

3.4 HDC Landscape: Objection.

- The layout is also more in keeping with the adjacent urban grain and more sensitively positioned within the slope and relationship with the neighbouring houses.
- However, the development of the site would still result in the localised harm to the landscape character and visual amenity of the area and affect the remaining qualities of the historic wooded and agricultural setting of the conservation area as before and therefore the principle of development is resisted.
- The view is maintained that the proposal is not considered to make a positive contribution to the character and distinctiveness of the area or to retain and improve the setting of the conservation area. It would also result in the loss of a community facility which contributes to the green infrastructure as well as health and wellbeing of the community.
- The proposal would result in an irreversible and permanent development which would harm the character and appearance of the area

3.5 HDC Housing: No Objection

3.6 HDC Drainage Engineer: No Objection

- 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.
- Planning Conditions should be secured in the event of approval to show full details of the measures to dispose of both foul and surface water that also include consultation with Southern Water Services plus evidence to show that an agreement is in place for the ongoing maintenance of any SuDS systems over the lifetime of the development; and/or evidence that the SuDS will be adopted by third party

3.7 HDC Waste and Recycling: No Objection

- The turning circle will need to be provided with 'no parking' signs to prevent residents parking in the designated turning zone

OUTSIDE AGENCIES

3.8 WSCC Highways: Comment

- Little East Street is of varying widths along its length with no separate facilities for pedestrians. However, given the number of existing, and proposed, dwellings along Little East Street, it would be considered as 'lightly trafficked' and meet the principles for a shared surface.
- There should still be sufficient space along its length to accommodate passing cars and pedestrians, particularly given the increase in activity which would result from the proposal, and the increase in pedestrian movements – there are currently no considerations regarding improvements along Little East Street to accommodate the proposal.
- The parking demand calculator generates a demand for 10 spaces across the development, which is one more 'visitor' space in addition to the 3 'visitor' spaces being provided – however, this deficiency of one space does not raise any concerns as additional visitor parking is demand is quite low, and could likely be accommodated within the site or on-street without any severe highway safety issues resulting

3.9 WSCC Rights of Way: Comment

- Although maximum flexibility around users of the path network would be welcomed, it is understood that this might be constrained to some extent by the section of path within the adjacent development.
- Safeguarding measures would be welcomed to protect the surface of the PROW during and post construction – applicant is noted to have agreed to submit a ‘pre-commencement footpath condition survey’ and will remediate any damage during construction as ownership of Little East Street remains with the applicant

3.10 Southern Water: No Objection

PUBLIC CONSULTATIONS

3.11 Parish Council: Objection maintained to amended plans:

- Will Little East Street be offered for a Section 38 adoption in future?
- Where is the CMP so existing residents can be reasonably accommodated during development?
- A foot and cycle connection be provided to the adjacent development (3m width min)
- Concern has been raised about the loss of the allotments - is it that there is no requirement to replace as they are privately owned rather Council owned / managed? Certainly the calculations need to be reviewed in light of the queries
- No visitor parking provided
- The issue of the watercourse and adding to the channels volume needs further consideration

Previous concerns raised to the initial scheme:

- Access to Little East Street (a road limited by its width and worse when cars are parked opposite the existing homes) and Rosehill is already very bad and will be worsened both by construction traffic and then by the increased vehicle movements to serve the new dwellings;
- The watercourse (a ditch) into which most of the attenuated surface water will run into is inadequate. Attenuated surface water will be disposed of down the Bowling Alley from some of the 475 houses as well as the 45 granted permission on the upper allotment area and these proposed new dwellings will be adjacent to the area that floods now. The ditch was cleared with an Operation Watershed grant two years ago but little has been done since. The recent development work on the upper allotment site caused top soil to wash into the ditch behind the houses in Rosehill after heavy rain. The ditch flows to the rear of Bakers Meadow (a small development of five houses) and from there behind the retail outlets in the High Street which have experienced regular flooding from this watercourse;
- As part of the current development of 45 houses on the allotment site, land has been set aside to serve as a footpath to the surgery. The increase in traffic on this site will compromise pedestrian safety;
- The proposed cladding is out of keeping with the existing houses;
- Two spaces for visitor parking is inadequate;
- Little East Street is in the Conservation Area and, in the recently conducted Conservation Area Appraisal it is proposed that the Conservation Area be extended in this location to take in the application site.

3.12 Letters of objection received from 8 neighbouring and nearby properties

- Clarification regarding footpath linking adjacent site to the public footpath along Little East Street.

- Potential increased use of lane by pedestrians accessing the adjacent footpath to the Doctor's surgery - also increased cycles and possible motorcycles using the footpath.
- Lack of street lighting would make it dangerous for increased pedestrian traffic along Little East Street.
- Footpath presents opportunities for increased crime and antisocial behaviour - reducing security for adjoining homes.
- Footpath would be beneficial to many, particularly the elderly, although with no lighting, it would be dark during the winter months - so one or two strategically placed lights would assist with pedestrian safety - as many as 150+ new pedestrian users of the proposed footpath.
- Footpath does not appear to have featured in the plans for the adjacent development so this appears to not benefit from planning permission
- Ditch has recently been cleared by developers of adjacent site (and application site) - which will take surface water from the 475 new dwellings to the north-east of the village, as well as the 45 dwellings to the east of the site, in addition to the proposed dwellings - so there should be a condition to secure maintenance of the watercourse and long-term maintenance plan which developers should be responsible for.
- Inadequate parking for visitors for existing properties in the area - new development will further limit parking - 2 visitor spaces would be inadequate for expectations.
- Current allotment site is used by many in the local community - young and old
- Refuse truck repeatedly fails to collect bins from the area owing to cars parked along Rosehill.
- Loss of privacy to residents along Little East Street.
- Loss of setting and tranquillity of area.
- Shortage of allotments in the village - calculations and figures available suggests that available provision would amount to some 0.85sq.m per person, which fall below the recommended 1.25 0 2sq.m per person - the loss of the allotment site would therefore result in a loss of a valuable community amenity asset - allotment holders at the site did not want to leave.
- Increased flooding by way of overburdened drainage ditch - increased surface water run-off which would have been previously absorbed by allotments.
- Existing access road is currently too narrow.
- Use of weather-board cladding would be out of character in an area mostly tile-hung.
- Bin collection point is unnecessary - existing bins are successfully collected along the Lane.
- Design appears to be in empathy with surrounding properties
- Clarification required regarding the extent of the site, as the red line extends up to Rosehill, then all residents should have been notified and the drainage strategy and tree survey extended to include these areas.

Additional comments received following the amended scheme being re-consulted upon:

- Limitation of existing Little East Street width and existing vehicle parking – potential conflict with additional 3 houses and 9 vehicles using Little East Street.
- Damage to roadways from bin lorries trying to pass parked vehicles.
- Damage to and inundation of existing drainage ditch arising from additional combined development to the east of Billingshurst and potential problems downstream (recent flooding in 2013, 2015 and 2016).
- Clarification still required on the proposed footpath – potential for increased number of pedestrians using the shortcut along Little East Street – unlit road, narrow and reversing cars owing to narrowness.
- Continued use of land (within proposed extended conservation area) to be retained as open / amenity land as allotments for the community and wildlife.

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

The main issues for the Local Planning Authority to consider in the determination of this application are:

- Principle of the development considering its location outside the current defined BUAB and proximity to Billingshurst village
- Impact on Heritage Setting given the expansion of the Billingshurst Conservation Area, and the wider Archaeological Notification Area
- Impact on context, character and neighbouring residential amenities
- Impact of the development on Highways, including the Public Right of Way along Little East Street
- Potential impact on Biodiversity, landscape setting and flooding issues experienced at the site.

Principle:

- 6.1 Policy 2 of the HDPF seeks to maintain the District's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment as set out within policy criteria. The policy sets out the Council's main strategy for the location of development across the District and aims to concentrate development in and around the main settlement of Horsham and to allow growth in the rest of the District in accordance with the settlement hierarchy.
- 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 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 identified settlement hierarchy set out within the policy.
- 6.3 Under this policy, Billingshurst is considered to be a 'small town and larger village', which is provided with a good range of services and facilities, strong community networks and local employment provision. However, the site currently lies outside of the defined Billingshurst BUAB, and is therefore considered to be sited in the countryside for planning purposes, despite being in close proximity to existing housing on all sides and only a short walk away from all of the village services and public transport links. HDPF Policy 4 permits settlement expansion only where allocated within either the HDPF or a Neighbourhood Plan. In this instance the site is not allocated therefore its development for housing runs contrary to Policy 4. Furthermore the nature of the development cannot be said to be 'essential to its countryside location, thereby conflicting with Policy 26. On this basis the development of the site for housing falls to be considered as a departure from the development plan.

- 6.4 The conflict with Policies 4 and 26 carries significant weight against the grant of planning permission. However, in this instance there are material considerations that outweigh this conflict. The principal consideration is the recent development of the remaining allotment site to the east with 45 dwellings under planning permission DC/15/1382, and the allocated strategic development site of 475 dwellings beyond. Both these development site are under construction, and both fall outside the defined BUAB of Billingshurst. The resultant impact of these developments has been to isolate this relatively small parcel of countryside land, with significant built development now on all sides severing its visual and physical relationship with the wider open countryside beyond to the east. As such the site does not now contribute towards the rural setting of the village therefore its development with housing would not have a harmful impact on the countryside.
- 6.5 It is noted that a review of settlement boundaries has commended within the consultation paper 'Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development (April 2018)'. For Billingshurst, this boundary review seeks to shift the existing village boundary east to encompass this application site and the adjacent developments to the east. Although at an early stage and currently of very limited material weight, this consultation document shows a proposed policy direction to include the site within the expanded BUAB for Billingshurst.
- 6.6 Furthermore, the site is in relatively close proximity to the village centre and its associated facilities, as well as to public transport links including train and bus networks. As such the residential development of the site can be considered to be sustainably located notwithstanding is location outside the BUAB.
- 6.7 In respect of the loss of the allotments on the site, this has been largely established by the adjacent development which covers the majority of the wider allotment site. The 12 'whole' allotments on the site are in private ownership, and there is no statutory protection afforded to privately owned allotments as there would be to Council-owned sites. According to figures supplied by the applicant, when they purchased the site there were 12 retained 'whole' allotments plots on the application site, of which only 8 were actively occupied. Of these 8 plots, 2 tenants are said to have since relocated a plot on the Manor Fields allotment site, 3 are stated to have been 'winding down their plots anyway', and the remaining 3 allotments holders provided no indication on their intentions.
- 6.8 In assessing the loss of the significantly greater number of allotments on the adjacent site it was noted that the gradient of the site would preclude any alternative sports-related community use of the site and that there are a number of nearby play spaces available. Accordingly it was considered that requiring the land to be given over to another form of community use could not be justified. It is considered that these conclusions remain relevant for this current site, which is of a significantly smaller area.
- 6.9 Policy 43 requires resists the loss of community facilities unless it has been demonstrated that the use is no longer feasible, or where alternative facilities are available in the area. The applicant has identified that there is approximately 1.86sqm of allotments per person in Billingshurst Parish, including a 1.3ha site at Manor Fields, above the minimum 1.25sqm per person recommended within the HDC Sport, Open Space and Recreation Assessment 2014. The loss of the 12 allotments spaces on this site would not therefore reduce the proportionality of allotments space sin the area below the recommended minimum. On this basis, and having regard the precedent set by the loss of the wider allotment site and the topographical constraints of the site, it is considered that the loss of the allotments can be considered acceptable when assessed against Policy 43.
- 6.10 Although contrary to Policies 4 and 26, the implemented expansion of the village towards the east, enveloping the site with residential development, is a significant material consideration in the determination of this proposal, as is the proximity of the site to the facilities of the village. Accordingly it is considered that the principle of the development of

the site for housing can in this instance be accepted as a sustainable form of development and as a departure from the development plan.

Design and Appearance:

- 6.11 The proposal, as revised, seeks three identically designed chalet houses, set in a linear arrangement through the site. The density of development and the relationship between the dwellings and those to the north, east and west is commensurate to that established within the wider area and as such the proposal would not appear out of keeping.
- 6.12 The proposed materials being suggested include the use of brick and hanging tiles, along with stone cills and plain roof tiles, details of which would be secured as part of an appropriate planning condition. This again is considered commensurate to the established character of the area. Accordingly the layout, scale and design of the dwellings would not harm the character of the site or wider area in accordance with Policies 32 and 33 of the HDPF.

Impact on Heritage Setting:

- 6.13 Policy 34 of the HDPF seeks to ensure that developments affecting such assets should make reference to the significance of the asset as well as preserving and ensuring legibility of locally distinctive vernacular building forms and settings, features, fabric and materials. In addition, the setting of heritage assets, including views, should be preserved and retained. The NPPF (2012) sets out that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and that they should be conserved in a manner that is appropriate to their significance. The NPPF also advises that new development within the setting of heritage assets should enhance or better reveal their significance.
- 6.14 The application site now lies within the expanded Billingshurst Conservation Area, which was expanded in January 2018 through the adoption of the Conservation Area Appraisal and Management Plan (Jan 2018). Prior to this the site abutted the Conservation Area. The Conservation Area now includes this site and part of the woodland to the southeast,, but not the residential development north of the lane either side of the application site. The Appraisal sets out that these areas comprise an important element of the historic wooded and agricultural setting of the conservation area. To the south, the recent mid-1990's residential development along Rose Hill sits within the Conservation Area and is visually screened and separated from the application site by trees.
- 6.15 The impact of the development on the Billingshurst Conservation Area is a material consideration, as is the Billingshurst Conservation Area Appraisal and Management Plan. The Appraisal identifies the post-war infill housing immediately to the south of the site as having a 'neutral' impact. It also allows for appropriate new development, setting out that any such new development must be sympathetic to its context in terms of siting, scale, materials and details, and should also follow the existing pattern or grain of development, not obstruct important views, and not dominate buildings in the immediate vicinity.
- 6.16 The adopted Conservation Area Appraisal and extensions to the conservation area boundary to include the application site appear to make sense when seen on a plan, where the approvals of the eastern residential development schemes are noted as a text reference only. However, the plans showing the context of this part of the conservation area and the suggested expansion no longer accurately visually represent the resulting eastward expansion of the village as the development immediately east of the site has now commenced and is largely complete. From the site visit the site is now very clearly enclosed by post-war housing, which the Appraisal identifies as having a neutral impact on the conservation area, and by very recent residential development. As such the historic agricultural setting of the conservation area that the boundary expansion seeks to protect

has been largely lost, being now confined to this small parcel of remaining private allotments.

- 6.17 The development of the site in the manner proposed would complement the existing grain of development of the area and would be of an appropriate scale and form to the locality. Further it would not interrupt any key views of the conservation area or the setting of any listed buildings, thereby according with the principles for new development set out in the Appraisal.
- 6.18 The Council's Conservation Officer has reviewed the application in light of the expanded conservation area boundary and residential development now constructed to the east and no raises objection to the proposal. The Conservation Officer has advised that the site 'no longer adds to an illustration of an agricultural setting to Billingshurst. It is not large enough to constitute a buffer between the housing to the west and that to the east. Therefore it does not encourage an understanding of transition between the village and its historic agricultural surrounds'. Consequently the Conservation Officer is satisfied that this piece of land no longer directly or indirectly reinforces or illustrates the character of the conservation area that is desired to be preserved, and as such considers that the principle of development can be accepted.
- 6.19 On this basis, and subject to conditions to ensure an appropriate and high quality use of materials and detailing appropriate to the conservation area, it is not considered that the development of the site with three houses in the manner proposed would have a harmful impact on the historic character, appearance or setting of the Billingshurst Conservation Area.
- 6.20 The application site forms part of a larger Archaeological Notification Area that stretches further to the east and was considered as part of the adjacent re-development scheme. A Written Scheme of Investigation was submitted as part of the adjoining application DC/16/2962 to address the archaeological potential of the site. A condition is recommended to ensure the archaeological interest of the site is suitably investigated prior to works commencing.

Impact on Neighbouring Amenities:

- 6.21 Policy 33 of the HDPF seeks to avoid unacceptable harm to neighbouring amenity. Officers acknowledge the comments raised by neighbouring properties regarding loss of amenity and overlooking.
- 6.22 Given the site's topography and location of the proposed development, it is considered that minimal harm would occur to the residential amenities of the nearest established properties to the west, Flint House, Thistledown, Wisteria Cottage, and Shire Cottage, by way of outlook, loss of privacy or light.
- 6.23 Distances of some 11m would be maintained between the side elevation of the proposed new Plot 3 and the side of Thistledown. Front-to front distances of some 20m would be maintained between Plot 2 and Wisteria Cottage and Spring Cottage. A distance of some 17m and an off-set of outlook would be achieved between Plot 1 and Flint House. There would be a minimum back-to-back distance of some 18m at the rear of Plot 2 to the new development to the east of the site. The proposed siting of the new dwellings and their relationships with adjoining residential properties is considered to be commensurate with the village location.
- 6.24 Whilst the proposed new development is not in general considered to lead to any adverse impact in terms of overlooking of neighbouring residential properties, it is noted that

proposed garden depths of some 8m-11m are limited in terms of depth, but would be provided with a reasonable private amenity area given the plot widths being achieved.

- 6.25 Concern has been raised by existing neighbouring residents regarding the additional pedestrian and cycle traffic along Little East Street seeking to access the footpath through to the adjacent development and towards the surgery on Roman Way, acting as a shortcut. It is noted that one of the features of the village of Billingshurst, is the high number of alleyways and footpaths that cut through development areas, which have created a highly linked village where it is easy to travel on foot. Little East Street already forms a PROW which connects with a number of footpaths to the east side of the village which will eventually integrate into the extended residential development area to the east, with this public right of way already well-used locally. The proposal to create a footpath link through the application site to the adjacent site and then towards Roman Way would be in keeping with this character and would not unduly affect residential amenities of properties sited along Little East Street, by way of loss of privacy, any more than the use of the established PROW has the potential for.

Highways and Traffic:

- 6.26 Policy 40 supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 4 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds where the residual cumulative impacts of development are severe'.
- 6.27 The proposed development does rely on an existing vehicular access off the public highway Rosehill, which in turn leads off East Street / A272. Direct access to the site would, in part, be reliant upon the privately maintained Little East Street which is at present owned by the applicant. Following additional details relating to the Little East Street access being provided, the PROW team have advised that there would be no objections to the scheme provided a number of planning conditions are secured. The principle of the proposal has not raised any comments with regard to the potential the resulting impact on the wider public highway network.
- 6.28 The applicant would be expected to submit details of a Construction Management Plan (CTMP/CEMP) as part of the planning conditions, details of which would include site parking, delivery timings and could also extend to cover warning signage along Little East Street during construction phases. The applicant has also offered to submit a pre-commencement footpath survey and post-completion survey as part of a planning condition, to highlight any damage to the private lane / PROW and setting out any appropriate remedial work.
- 6.29 It is also noted that each dwelling would be provided with a total of 3 vehicular parking spaces, which includes for the potential on-site visitor spaces, which is the recommended allocation for 4-bed dwellings in the locality and considered an appropriate quantum for a development of this scale. The turning space at the southern side of the site is to be retained entirely as a turning area with open landscaping around the trees and the footpath link through to the adjacent development site, and this is secured by condition.
- 6.30 With regard to the footpath shown at the south-eastern corner of the site, leading to the footpath in the adjacent development and providing a link through to the Doctor's surgery and other community facilities on Roman Way, it is the applicant's intention to provide this, with surface details to be agreed as part of the landscaping scheme so that they accord with the adjacent development. Details regarding lighting to the footpath can also be agreed as part of an appropriate planning condition. The approved footpath along the southern boundary of the adjacent development site includes low-level LED bollard lights.

Biodiversity and Landscaping

- 6.31 The site is noted to have been allotments for many years, and includes a vegetated field boundary to the northern edge, separating the site from the houses along Roman Way. Further screening is provided along the southern boundary which adjoins the culvert and the public right of way through the adjacent woodland. The proposal is now set clear of existing landscaping elements and retains the Root Protection Areas of the trees along the southern site boundary.
- 6.32 The Landscape Architect has raised objection on the grounds that the development would result in localised harm to the landscape character and visual amenity of the area. As set out above, it is considered that the former agricultural character of the site has been lost by virtue of the adjacent development to the east such that the site now appears as a narrow strip of land surrounded by urban development. Whilst an area of woodland would be retained outside the site to the south and extending to the east, it is not considered that the addition of three houses and an associated access round would be or appreciable harm to the limited landscape character that remains in the area. Conditions recommended to secure the protection of boundary trees and secure appropriate soft landscaping to ensure the development suitably presents and does not harm the trees adjacent to the site
- 6.33 The submitted ecology report refers to the translocated reptile species as part of the adjacent site development and has not identified any further protected species habitats on the remaining site. Biodiversity improvements as suggested are to be secured as part of an appropriate planning condition.

Drainage:

- 6.34 Comments are noted from neighbouring residents regarding the flooding events along Little East Street, and the increased pressure on the culvert following the neighbouring developments as well as that being proposed on the application site.
- 6.35 The Council's Drainage Consultant has advised that the surface water drainage strategy, which includes water butts and cellular storage to control water discharge into the adjacent water course in storm events, adequately demonstrates that the development proposal would not increase surface water flooding elsewhere and could be satisfactorily accommodated on site without increasing the flood risk elsewhere.
- 6.36 In the event of permission being secured for the development, drainage conditions are advised to show full measures to dispose of foul and surface water, and final details of the surface water drainage strategy, including its maintenance.

Conclusion:

- 6.37 The proposed development is acknowledged to be contrary to Policies 4 and 26 by virtue of being located outside of the existing defined BUAB, unallocated for development, and not essential to a countryside location. However, the underlying reasons for these local and national rural restraint policies is to protect rural character and appropriate land uses. Although the site has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan, and the Council is able to demonstrate a 5 year housing land supply, the location of the site within an expanded village settlement where adjacent residential development has been accepted beyond the BUAB, enveloping the site, is a material consideration in this instance that carries significant weight. Furthermore, it is noted that the site is well located in terms of access local services, shops, schools and health facilities, as well as public / alternative means of transport.

- 6.38 The proposed development has been reduced from 4 dwellings to 3 such that its layout, scale and appearance is in keeping with the character of the wider area without resulting in a harmful impact on the Billingshurst Conservation Area or the amenities of adjacent occupiers. On this basis, and subject to the recommended conditions, the proposed development is considered acceptable as a departure from the development plan.

7. RECOMMENDATIONS

Conditions:

- 1 Plans list
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Traffic Management Plan / Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding, where appropriate
 - v. the provision of wheel washing facilities if necessary
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii. pedestrian notification and warning during construction phases along Little East Street
 - iv. safeguarding measures to protect the surface of the PROW
 - v. post-completion signage to prevent obstruction of / parking within the designated turning spaces

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of neighbouring occupants and users of the public right of way during construction and in accordance with Policies 33, 40 and 41 of the Horsham District Planning Framework (2015).

- 4 **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 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).

- 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 strategy shall include details of means to control surface water drainage, including the maintenance of

any approved infrastructure. 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 Condition:** No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Reason: To confirm the presence of, and to characterise those archaeological remains as may be present on the site and to enable the recording of any such items of historical or archaeological interest in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** No development shall commence until full details of biodiversity enhancement measures recommended in the Preliminary Ecological Appraisal (dated June 2017), and an amended reptile survey, including any relevant translocation details, has been submitted by the applicant and approved in writing by the local planning authority and the works shall be undertaken in accordance with the approved details. This will include details of any proposed reptile receptor site, in addition to mitigation and enhancement for other species. Any such measures shall thereafter be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the ecology and biodiversity of the area and in the interests of protected species as listed under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000, to ensure that a habitat remains for them during and after development in accordance with Policy 31 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 samples and a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings 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).

- 9 **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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of each 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).
- 11 **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, including fences, walls and / or gates, lighting and pedestrian footpath details, crown lifting and or other landscaping works along Little East Street, 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).
- 12 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, the parking turning and access facilities shall have been implemented in accordance with the approved details as shown on plan 17-1000-005 rev B 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).
- 13 **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 17-1000-005 rev B. 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).
- 14 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a PROW condition survey report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include photographic evidence / survey of the footpath and public right of way prior to construction works taking place and at post-completion of the works. The report shall also include measures, if appropriate, of any remediation works to the PROW. Any agreed shall be undertaken in accordance with the approved report.
- Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of neighbouring occupants and users of the public right of way during construction and in accordance with Policies 33, 40 and 41 of the Horsham District Planning Framework (2015).
- 15 **Pre-Occupation Condition:** Prior to first occupation of the development hereby permitted, a scheme to ensure no parking within the turning head shall have been submitted to and

approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first occupation of the development and shall be retained as such thereafter.

Reason: To ensure adequate turning and access facilities are available for refuse and service vehicles to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 16 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted a bat sensitive lighting scheme shall be produced in liaison with the consultant ecologist and taking account of the adjacent development to the east of the site. The development shall thereafter be carried out in accordance with the approved details and no additional external lighting shall be erected or placed within the site or attached to any building without prior approval in writing from the Local Planning Authority.

Reason: To safeguard the ecology and biodiversity of the area and in the interests of protected species as listed under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000, to ensure that a habitat remains for them during and after development in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 17 **Pre-Occupation Condition:** Prior to the first occupation 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 landscape areas shall have been 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).

- 18 **Regulatory Condition:** The fencing to the northern boundary of Plot 3 detailed on drawing no. 17-1000-005-C shall be implemented and maintained in accordance with the approved details prior to first occupation of the development and shall be retained as such thereafter.

Reason: In the interest of securing adequate biodiversity opportunities in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** The garages hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 20 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, bonnet hip and valley tiles and hogs back or half round ridge tiles. The new windows fitted in the extension shall have flush fitting casements if manufactured in timber or plastic. All roof lights shall be metal framed and sit flush with the roof slope; timber framed roof lights will not be acceptable. Rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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 Policies 33 and 34 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT:

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](#).

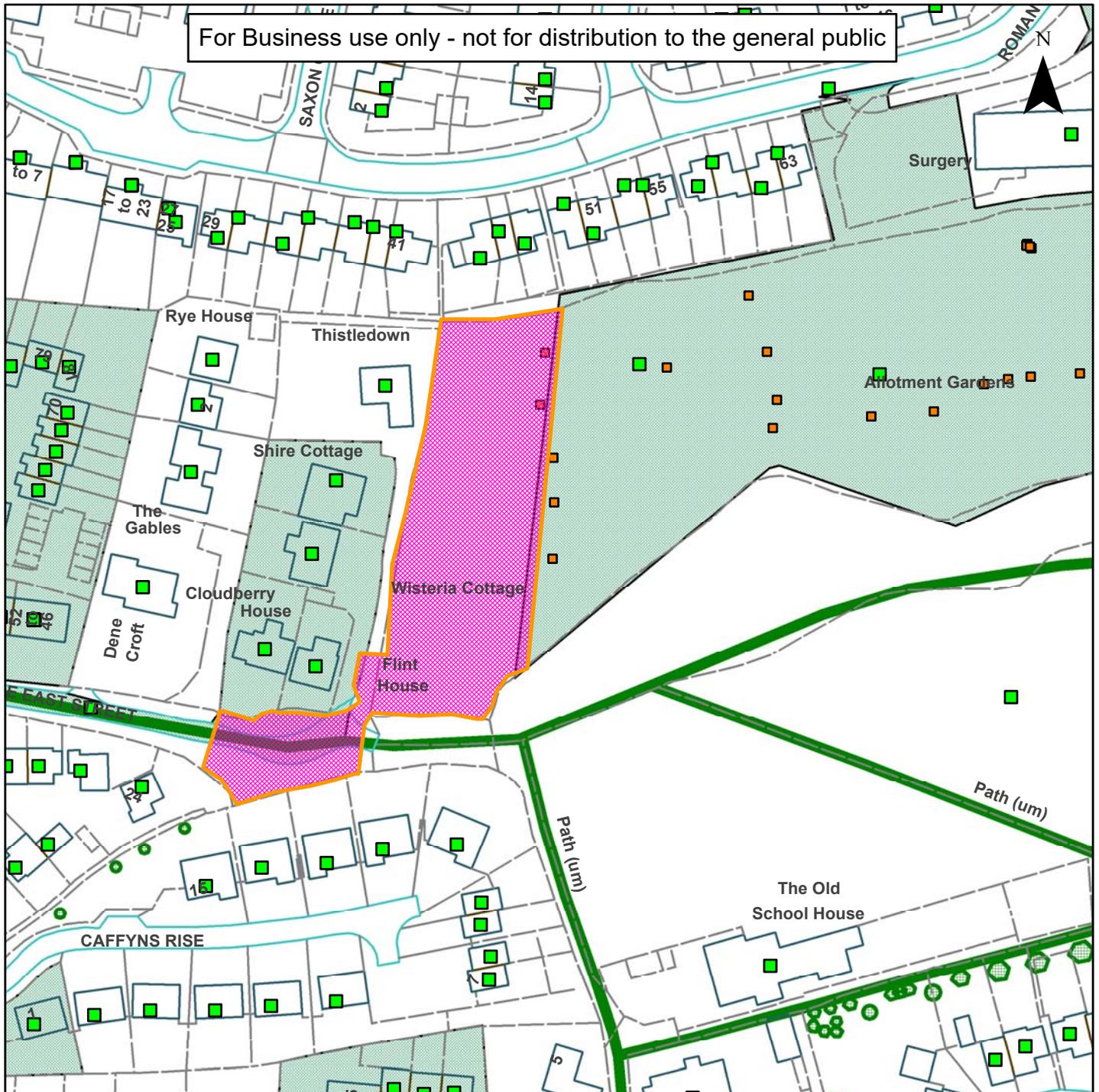
Background Papers: DC/17/1502

This page is intentionally left blank



Not Set

For Business use only - not for distribution to the general public



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/06/2018
MSA Number	100023865

This page is intentionally left blank



**Horsham
District
Council**

**PLANNING COMMITTEE
REPORT**

TO: Planning Committee (South)

BY: Head of Development

DATE: 19 June 2018

DEVELOPMENT: Proposed double garage with open car-port facility. Erection of front elevation, boundary wall/fencing. Alterations to existing drive and boundary to provide gated access.

SITE: High Larches, Melrose Place, Storrington, Pulborough, West Sussex, RH20 3HH

WARD: Chantry

APPLICATION: DC/17/2676

APPLICANT: **Name:** Mr Graham Askew **Address:** 5 Bay Tree Cottage, Hurston Grove, Hurston Lane, Storrington, RH20 4HQ

REASON FOR INCLUSION ON THE AGENDA: More than eight letters of representation have been received contrary to the Officer recommendation.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks full planning permission for the construction of a double garage with a three-bay open carport. The plans also detail the construction of a brick wall with iron railings above along the front boundary and alterations to the existing driveway. Construction of the garage/carport has commenced and the application is therefore partially retrospective.
- 1.3 The application as originally submitted showed a carport and garage with a footprint of 131.5 square metres with a maximum height of 4.8 metres.. Following concerns raised by Officers and as a result of concerns raised by neighbours, amendments were sought to reduce the height and footprint of the proposal. The amended and current scheme has been reduced to provide a garage and carport measuring some 17.7m in length and 7m in width at its widest point (107 square metres) and sited some 1m from the boundaries of the site. At its highest point, the garage/carport will measure approximately 4.2 metres. The building will be faced in brick to match the dwellinghouse, with feature flint panels and a blue/black cement board slate roof.
- 1.4 In addition it is proposed that 0.9 metre railings are erected on top of the existing 0.9 metre high brick boundary wall to the front of the property supported by 0.9 metre high brick pillars. Behind the wall the existing Beech hedging will be retained and has a height of some 2.65 metres. The proposal also includes alterations to the entrance into the site to widen the

existing access off Melrose Place, finish it with tarmac with granite sets inlays and install 1.8 metre high timber gates.

DESCRIPTION OF THE SITE

- 1.5 The site measures just under 0.3 hectares and is situated on the Eastern side of Melrose Place in Heath Common. The site contains the main dwellinghouse which has a footprint of approximately 390 square metres and has had significant works undertaken to it in the past few years. The house sits within a substantial plot and is one of the largest houses on Melrose Place. The site also contains two outbuildings at the rear of the site, which were constructed under permitted development providing some 47 square metres and 58 square metres of floorspace. The site is accessed via an existing unmade driveway off Melrose Place, with an existing Beech hedge along the majority of the front boundary.

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:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Supplementary Planning Guidance

- 2.3 Heath Common Village Design Statement – January 1999
- 2.4 Draft Heath Common Design Statement 2018 – consultation ran between 16 March and 13 April 2018

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 The Storrington, Sullington & Washington Neighbourhood Plan Examiner's Report was received 24 March 2016 (Regulation 18). The Examiner found that the Neighbourhood Plan cannot be progressed to Referendum. A new draft plan is at Regulation 16 consultation stage.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

AS/24/61	Bungalow and garage	Application Permitted on 05.07.1961
AS/64/73	New garage and conversion of existing garage into bedroom with bathroom	Application Permitted on 04.01.1974
DC/11/2245	Proposed rear and first floor extensions	Withdrawn Application on 13.12.2011

DC/12/0611	Proposed rear and first floor extensions	Application Permitted on 29.08.2012
DC/14/1808	Proposed swimming pool enclosure in rear garden	Application Permitted on 22.10.2014

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

- 3.2 None.

OUTSIDE AGENCIES

- 3.3 None.

PUBLIC CONSULTATIONS

- 3.4 17 letters/emails of representation were received from 10 households (plus 3 letters/emails from Melrose Place Residents Association) which raise the following concerns:

- Proposal is oversized compared to others in the close.
- Overdevelopment of the site.
- There are other brick-built outbuildings in the curtilage.
- Garage occupation for 6 cars is excessive.
- Not in keeping with the area, and does not blend sympathetically with the surroundings.
- Detrimental visual impact.
- Ignores the established design and layout of neighbouring properties and by bringing it so close to the front boundary it would change the essence and feel of Melrose Place.
- Situated well forward of the building line.
- It will set a precedent.
- Could be being prepared for some kind of commercial use, as the dwelling itself has 10 toilets.
- No property in the close has secure access drive gates.
- The proposed wall is out of keeping with the ranch type of fencing provided for other properties.
- The wall is being requested retrospectively.
- There is no guarantee that the hedge behind the wall will remain.
- Some conditions applying to the 2012 development have not been complied with (especially regarding trees).
- The proposal should be much smaller, for maybe 2 cars like all the others in the close, and should not be so close to the road – perhaps to the side or rear of the dwelling.
- There should be conditions to prevent it being converted to workshops, residential or any other use in the future.
- Only one drawing has been amended.

- Development has already started.

PARISH COUNCIL

- 3.5 **Washington Parish Council** have objected to the application on the grounds that the proposal is of “excessive bulk and negative effect on the street scene.”

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of development

- 6.1 Policy 32 of the HDPF relates to improving the quality of new development. It confirms that high quality and inclusive design will be required for all development across the district. Policy 32 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.
- 6.2 Policy 33 of the HFPF states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties.
- 6.3 The Heath Common Village Design Statement provides planning guidance for Washington Parish and is currently under review. The draft updated statement has been the subject of consultation between March and April this year however at this stage carries limited weight given that it is not yet an adopted Supplementary Planning Document (SPD). The draft statement sets out that new buildings “...*should reflect the existing styles of the Heath Common area and the uniqueness of each individual property, together with sympathetic choice of materials.*” The design statement goes on to advise that “*Extensions, conversions and garages should be modest and in sympathy with the character of the main building and incorporate pitches roofs wherever possible.*”
- 6.4 Within the surrounding area there are numerous garages in front of their host dwellings, however these are all relatively small and well screened. These garages are in front of the building line as per the garage/carport the subject of this application and close to the road (within 2-3 metres). Given the existence of other garages in front of properties in the area, a garage would also, in principle, be considered acceptable subject to other material planning considerations.

Impact on character and appearance of the area

- 6.5 The structure the subject of this application will measure approximately 107 square metres and be 4.2 metres to its highest point. It will be made up of a double garage and a three bay carport. A typical garage on Melrose Place measures some 30 square metres and is

approximately 5 metres to its highest point. Whilst the structure at High Larches will be larger than the existing garages on Melrose Place, when considered in respect of the plot size, it is not considered to have an unacceptable impact on the character and appearance of the street-scene. In this respect the proposal is considered to be in accordance with the guidance in the draft design statement which states “...proposals must demonstrate that the size of the planning building is appropriate for the plot size, the setting and overall context of the area.”

- 6.6 Existing screening situated between the proposed garage and the highway will provide an effective screen for the proposed structure and soften its appearance when viewed from Melrose Place. The proposed materials, bricks to match the existing dwelling, flint panels and a slate roof, are considered to be acceptable as they will be in keeping with the main dwellinghouse. Whilst the proposal will introduce a new building within the front garden area of the property, the low-density and semi-rural character of the area is retained.
- 6.7 In respect of alterations to the brick wall at the front of the property, it is acknowledged that the majority of boundary treatments along Melrose Place are more rural in character than those shown within the submitted plans and that most properties do not have formalised entrances with high timber security gates. It should be noted that Melrose Place is a private and unclassified road and therefore a wall, fence or other means of enclosure, including gates, can be constructed up-to 2 metres in height as permitted development under Part 2, Class A of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended). Therefore whilst the submitted plans show alterations to the brick wall at the front of the property, this element of the proposal does not require planning permission.
- 6.8 The existing Beech hedge is shown to be retained behind the wall and railings and a condition securing its retention is recommended. The retention of existing hedges and boundary planting is a key theme within the draft design statement for the area therefore the retention of the hedge is considered necessary and important to ensure this local characteristic is retained to soften the appearance of the building.
- 6.9 With regard to the alterations to the driveway, including the widening of the opening off Melrose Place and the tarmacking of the access, it is not considered that such alterations would be out of keeping with the character and appearance of the street-scene as the majority of driveways to properties along Melrose Place are tarmacked.

Impact on the privacy and amenity of neighbouring properties

- 6.10 Policy 33 of the HDPF 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.
- 6.11 The proposal is for a single storey garage/carport structure to be used for ancillary residential purposes. Whilst the structure will be sited forward of the building line and views of it will be possible from the neighbouring property to the south (Tintells), it is not considered that it would have a detrimental impact on their privacy and amenity given its intended domestic use and given that a 2 metre high close boarded fence divides the properties. Furthermore the eaves height along the boundary will be some 2.1 metres high therefore the view from the neighbouring property will be of the roof sloping away from the boundary.
- 6.12 The proposal is therefore considered to be in accordance with Policy 33 of the Horsham District Planning Framework 2015 from an amenity perspective.

Other matters

- 6.13 In respect of other concerns raised, no commercial use of the property or site has been put forward by or suggested by the applicant and the application is considered on this basis. Concerns have been raised about the potential for the garage/car-port to be used for residential purposes in the future given its size. As with most applications of this type, a condition is suggested preventing its use for non-ancillary residential uses. Any use as a separate dwelling or for commercial purposes would separately require planning permission.

Conclusion

- 6.14 Whilst the proposed garage/car-port structure will introduce a new building within the front garden area of the property, given the existence of other garages in front of properties in the area, the existing screening situated between the proposed garage and the highway which will provide an effective screen for the proposed structure and soften its appearance when viewed from Melrose Place and that the proposed materials will match those of the existing property, it is considered that the proposal is acceptable in this location. It is considered that the low-density and semi-rural character of the area is retained in accordance with the relevant policies of the HDPF and the draft Heath Common Village Design Statement. There will be no adverse impact on the privacy and amenity of the occupiers of the neighbouring properties.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 7.2 The proposal will cover an area of 107.25 square meters, and the whole proposal including ‘car port’ is considered to be a “building”, which is defined using factors such the size, permanence and physical attachment of the structure in question. This therefore means that the proposal will be CIL liable if approved.
- 7.3 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	107.25	0	107.25
		Total Gain	107.25
		Total Demolition	0

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

8. RECOMMENDATIONS

- 8.1 That planning permission be granted subject to the following conditions:
- 1 **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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the e-mail correspondence and design and access statement.

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

- 4 **Regulatory Condition:** The garage and carport hereby permitted shall be ancillary to the dwellinghouse at all times and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans.

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

- 6 **Regulatory Condition:** The existing hedge between the garage/car port and the front boundary wall as detailed on the approved plans shall be retained in its entirety at all times. Any plants or species within the hedge which subsequently die, are removed, or become seriously damaged or diseased – within five years – shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

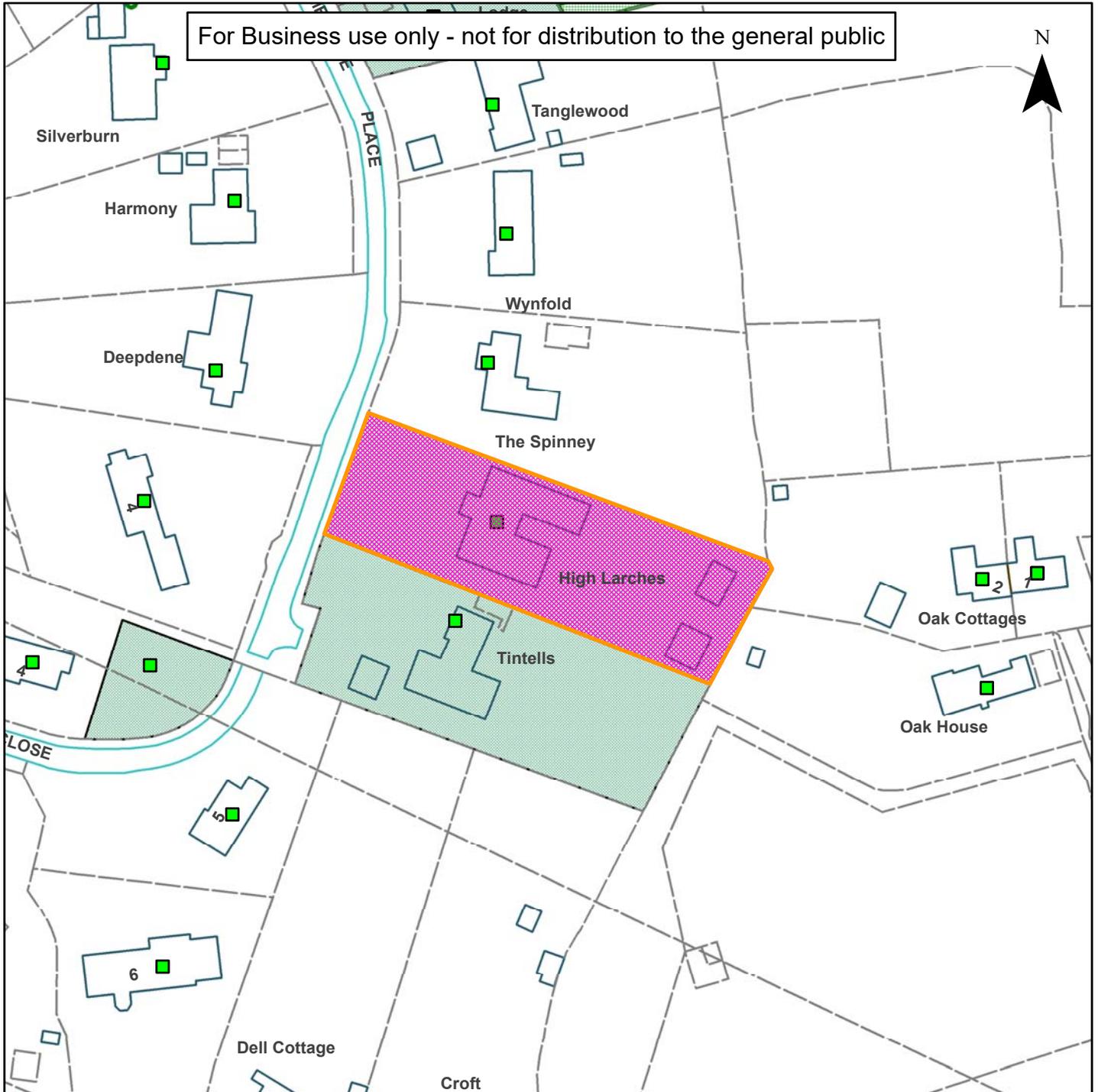
Background Papers: DC/17/2676

This page is intentionally left blank



Not Set

For Business use only - not for distribution to the general public



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/06/2018
MSA Number	100023865

This page is intentionally left blank



TO: Planning Committee South

BY: Head of Development

DATE: 19 June 2018

DEVELOPMENT: Erection of a two storey detached dwelling with associated landscaping and access onto Smock Alley. Amendments to the design of plot 2 as previously approved under application DC/14/1054 (Appeal Ref APP/Z3825/W/14/3000825).

SITE: Land East of Burrows Birch Tree Lane West Chiltington Pulborough West Sussex RH20 2RG

WARD: Chanctonbury

APPLICATION: DC/18/0795

APPLICANT: **Name:** Sussex Design and Development Ltd **Address:** C/O Agent

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation have been received contrary to 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 a detached dwelling, a backland site that already has consent for two dwellings under planning permission DC/14/1054. The proposal is a re-design of the dwelling approved on Plot 2 and would retain two dwellings on the wider site as already approved. The dwelling and its garage would remain in their approved position, and would continue to share the access with Plot 1. The amendments include: the addition of a centrally sited half dormer to the front elevation of the dwelling, which would be slightly larger than the existing; the relocation of the chimney stack on the western side elevation; new door to the western side elevation; catslide dormer additions in place of the half dormers to the rear elevation; and the erection of a part single- / part two-storey rear extension, which would project 3.4m from the rear elevation, spanning 6.8m in width, and would be set below the ridge of the main roof of the dwelling.

DESCRIPTION OF THE SITE

- 1.2 The site is located within the built up area of West Chiltington and lies to the south of Roundabout Lane. The site is surrounded on all sides by neighbouring dwellings, which comprise properties of varying size and design. The site itself was formerly part of the

residential property of Burrows, a small Wells style Cottage. The site is surrounded by high level trees around the site boundary, in particular along the southern boundary. The site is accessed via a gravel track off Roundabout Lane, which serves the dwellings of Carousel, Threeways and Burrows.

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 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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
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

DC/14/1054	Construction of two detached dwellings together with access and associated landscaping on land adjacent to Burrows	Application Refused on 22.10.2014 (ALLOWED ON APPEAL)
------------	--	---

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:** No Objection

OUTSIDE AGENCIES

- 3.3 **WSCC Highways:** No Objection

- 3.4 **WSCC PROW Team:** No Objection

3.5 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

3.6 **West Chiltington Parish Council:** The Parish *strongly objects* to the proposal on the following grounds:

- The development has been commenced outside of the approved time condition period
- The proposal is contrary to the Appeal Inspector's decision that only three bedroom houses could be built
- Contrary to the draft Neighbourhood Planning Document, which focuses on 2/3 bedroom properties
- Incorrect plot numbered
- Access is from Roundabout Lane not Smock Alley as stated
- Concern over utilities access

3.7 Fifteen letters of representation from fourteen households have been received *objecting* to the proposal on the following grounds:

- The proposal is contrary to the Appeal Inspector's decision that only three bedroom houses could be built
- Contrary to the draft Neighbourhood Planning Document, which focuses on 2/3 bedroom properties
- Plans do not show route of services
- The development has been commenced outside of the approved time condition period
- Incorrect address stated
- Resultant dominant addition over what was previously approved
- Impact on neighbouring amenity by way of overshadowing
- Additional occupants to dwelling would result in additional noise
- Development would set a precedent for Plot 1 to be extended.

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 main issues in the determination of this application are:

- Principle of the Development
- Design and Appearance
- Impact on Amenity
- Highways Impact

Background

6.2 The application follows the grant of planning permission for two three-bedroom dwellings on appeal under application DC/14/1054. The approved dwellings were of matching mirrored appearance, sited to the east of Burrows, Birch Tree Lane, with access from Roundabout Lane to the side of Carousel. The dwellings incorporated a typical Sussex vernacular,

composed of stock brick, tile hanging, and low set pitched roofed half dormers. The proposal was refused by the Council as it was felt that the development did not satisfactorily demonstrate it would meet an identified local requirement for housing, and would result in unsustainable travel patterns.

- 6.3 The appeal inspector concluded that the erection of 2 dwellings would be regarded as small scale development, within what was then classified as a “category 2” settlement, and thus would weigh in favour of the Core Strategy policies (CP5) at the time. It was also considered that the development would only result in a modest increase in population, which would assist with the retention of existing facilities and services.

Principle of the Development

- 6.4 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’*.
- 6.5 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.

Design 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 site is located in what was formerly part of the residential curtilage of ‘Burrows’; being the largest site within the immediate area. The surrounding plots are large, though of differing shapes with dwellings of varying styles and size. The site itself is a narrow triangular shape with access at the northern most point. The plots would be accessed via a track off Roundabout Lane, which serves a number of other dwellings. As before a detached garage would be located to the front of the proposed dwelling within an area for parking & turning.
- 6.8 The proposal essentially seeks an amendment to the design and size of Plot 2, with the dwelling remaining located within the previously approved position. To the front of the unit, the dwelling would largely maintain the approved appearance, with the exception of the addition of the dormer to the centre of the front facing roofslope. Overall, this additional dormer, though slightly larger, would match the appearance and form of those to the front of the dwelling and the neighbouring unit. It would be set adequately below the ridge of the main roof of the dwelling, and would not detract from the character and appearance of the dwelling over or above what has previously been considered appropriate.
- 6.9 To the rear elevation, the proposal seeks an additional part single- / part two-storey element, which would project 3.4m, spanning 6.8m in width. The addition would be set below the ridge of the main roof of the dwelling, hosting a pitched roof to the two-storey element and a mono-

pitched roof to the single. The addition would facilitate a garden room to the ground floor and an additional bedroom to the first. Due to the location of the pitched roof a first floor element, the pitched roof dormers would be replaced with catslide dormers.

- 6.10 The neighbouring concerns relating to the size of the addition are noted. However, the extension is considered adequately scaled in relation to the main part of the dwelling, which would be set below the ridge of the main roof of the dwelling, and set within its side elevations. Further to this, the dwelling would benefit from a generous curtilage, in which the additional footprint of the dwelling would be well accommodated within. The proposed addition is therefore considered to be of an acceptable design that would not result in the overdevelopment of the site.
- 6.11 Other alterations to the dwelling include the amendments to the rear dormers, relocation of the chimney on the western elevation, and the incursion of one door to the ground floor western elevation. These alterations are not considered to materially harm the character and appearance of the dwelling over what has previously been agreed, nor impact its sister building, Plot 1. Further still, given the variation to the architectural character in the wider surrounding area, the resultant appearance of the dwelling would remain in-keeping with the mixed prevailing character. As such, the proposal is considered in accordance with Policy 33 of the Horsham District Planning Framework (2015) in regards to its design and appearance.

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 The dwelling would be sited within the eastern residential curtilage of Burrows, which is located behind dwellings fronting Birch Tree Lane, Threals Lane and Silver Glade. The current site is generous, in which its subdivision for the two plots would be well accommodated within. In relation to its neighbours, the addition would be sited some 35m to Pipers Cottage, 51m to Logans and 68m to Selmio to the east; and 45-55m to Nos. 5 and 6 Silver Glade to the south; with plot 1 sitting between the dwelling and Two Bridges, Heatherbank and Burrows to the west as previous.
- 6.14 It is appreciated that the extension would bring the rear elevation (and first floor) of the dwelling 3.4m closer south and would therefore be closer to the neighbours over what was previously considered acceptable. In addition to this, the first floor element of the addition would include a rear/south facing single window serving a habitable room (bedroom 4). It is considered that the separation distances, between 35m at its closest and 68m at its farthest, are considered more than satisfactory to ensure the proposal would not result in any detrimental harm to neighbouring amenity in terms of overlooking, overshadowing, or overbearing impact. As such, the proposal is considered in accordance with Policy 33 of the Horsham District Planning Framework (2015) in regards to its impact on neighbouring amenity.

Highways Impacts

- 6.15 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.

- 6.16 The proposal would not result in any alterations or additions to the access and parking arrangement from what was previously considered acceptable under application DC/14/1054. As such, the development would result in any material harm over the agreed arrangement.

Other Matters

- 6.17 The Parish and neighbours have raised objection that the development has unlawfully commenced after planning permission expired on 17 April 2018. However, an email with photographic evidence from the agent dated 17 April 2018, prior to the validation of this application, confirmed that the protective tree measures had been implemented and the access to the site commenced. With this evidence in place, the Local Planning Authority considers that the development has commenced within the prescribed timeframe, and is still extant.
- 6.18 The Parish and neighbours have raised concerns that the proposed four bedroom dwelling is larger than the three-bedroom dwellings the appeal inspector stated could be built on the site. The arguments forwarded by the Council and objectors for the appeal scheme in relation to the number of bedrooms within each dwelling related to the application of Policy CP5 of the 2007 Core Strategy, which required that new development at Category 2 Settlements (such as West Chiltington) address local housing need. The appeal inspector did not make a direct judgement that three-bedroom dwellings were acceptable but 4-bedroom dwellings not, noting conflicting appeal decisions on the interpretation of Policy CP5. Rather, the inspector's judgement focussed on the small number of units being proposed and the other benefits of the development, including 'the development plan policies not precluding other types of housing'.
- 6.19 With regard this current application, Core Strategy Policy CP5 has been superseded by Policy 16 'Meeting Local Housing Needs' of the HDPF (amongst others). Policy 16 requires that:
1. Development should provide 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 in order to create sustainable and balanced communities.
 2. The appropriate mix of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.
- 6.20 The latest Strategic Housing Market Assessment comprises the Market Housing Mix Assessment study (Chilmark Consulting Ltd, November 2016). This Assessment sets out a broad recommendation for housing mix within the rural parts of the district, with 70% of new market housing recommended to be 2 or 3 bedroom dwellings. The Assessment does though caveat that this proportion is not intended to be prescriptive given site specific considerations. The emerging West Chiltington Neighbourhood Plan carries only very limited weight at this stage, however the draft policy on housing mix refers to the need for applicants to demonstrate how a proposal will meet local needs. The supporting Housing Needs Survey of 2014 prepared for the Parish by Action in Rural Sussex sets out that 43% of respondents stated that 2/3 bedroom market dwellings should be provided, and 23% that 3-4 bedroom market dwellings should be provided in new developments.
- 6.21 Whilst the proposal for a four bedroom dwelling on the site, as part of a wider development of one 3-bedroom dwelling and one 4-bedroom dwelling, does not strictly correlate with the above recommendations, given the small scale of this and the wider development, comprising two units only, refusal on the basis that a four-bedroom dwelling is being proposed would be difficult to sustain as both the Market Housing Mix Study and Housing Needs Survey identify some, albeit limited, capacity for 4-bedroom dwellings. In addition, part 2) of Policy 16 requires the appropriate mix of dwellings to depend on the established

character and density of the neighbourhood. In this instance the established character of the neighbourhood is one of large detached dwellings with three or more bedrooms, therefore the provision of a single four-bedroom dwelling on this site would not be out of character.

- 6.22 On this basis given the small scale of development and the established character of the area it is not considered that the amendment of one 3-bedroom dwelling to a 4-bedroom dwelling would conflict with Policy 16.

Conclusion and Planning Balance

- 6.23 The proposed revised dwelling on Plot 2 is considered appropriate in scale and location, which would have no detrimental impact upon neighbouring residential amenity or on highway safety. The proposal is therefore considered in accordance with the relevant policies of the Horsham District Planning Framework (2015).

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	149.29	0	149.29
	Total Gain		149.29
	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 That the application be approved, subject to the following conditions:

Conditions:

- 1 A List of the Approved Plans
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing measures to provide for the long term retention of the trees/hedgerows on site and adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.. The development shall be implemented strictly in accordance with agreed details.

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 (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-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-Occupation Condition:** The dwelling hereby permitted shall not be occupied unless and until provision for the storage of refuse/recycling has been provided within the garage or side or rear garden for that dwelling. The 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).

- 8 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities 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).

- 9 **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, including details of all boundary treatments, shall have been 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).

- 10 **Pre-Occupation Condition:** No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plans. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development, and in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of each 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).

- 12 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 07:30 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 neighbouring amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

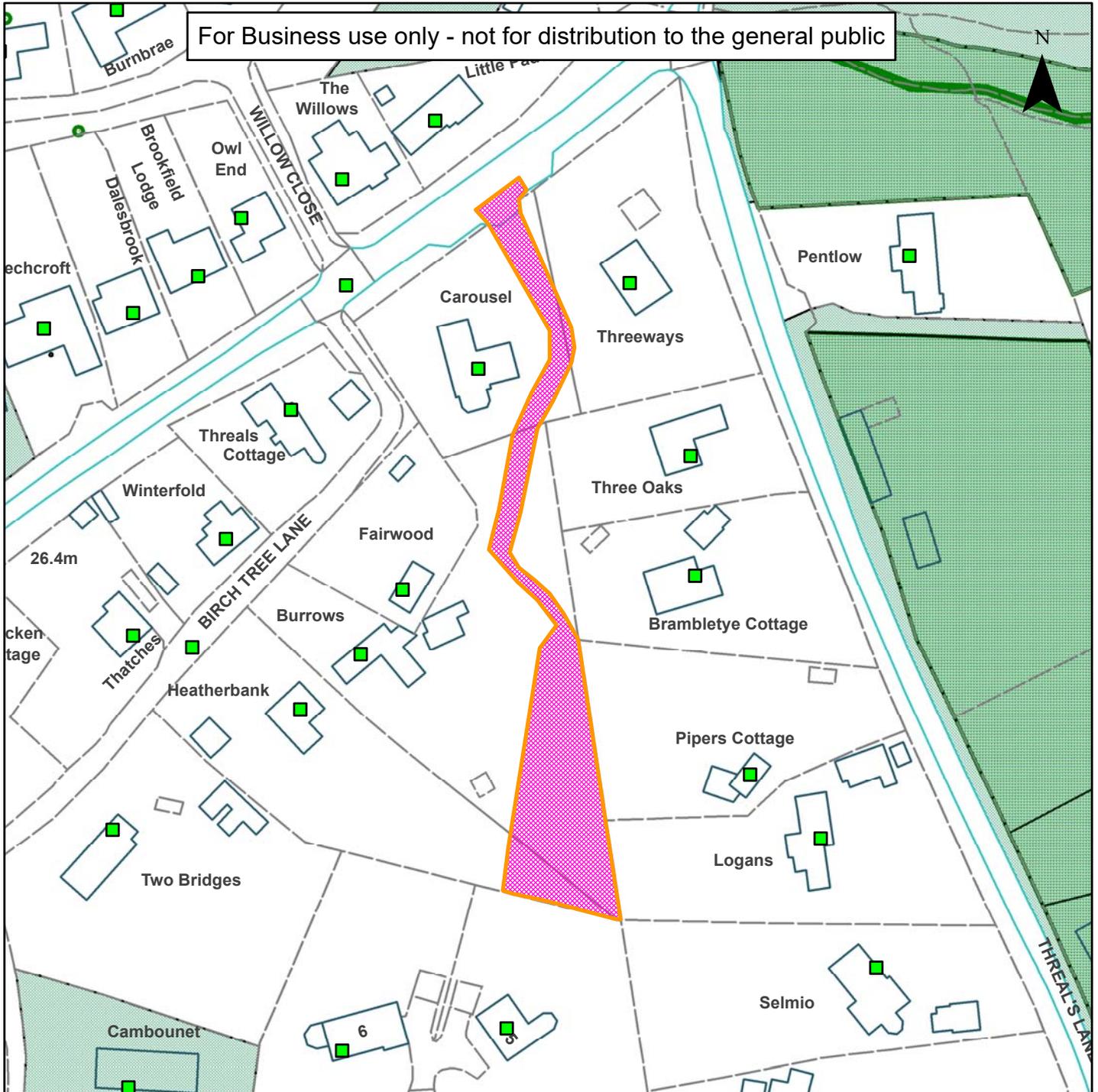
Background Papers: DC/18/0795

This page is intentionally left blank



Not Set

For Business use only - not for distribution to the general public



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/06/2018
MSA Number	100023865

This page is intentionally left blank



**Horsham
District
Council**

PLANNING REPORT COMMITTEE

TO: Planning Committee South

BY: Head of Development

DATE: 19 June 2018

DEVELOPMENT: Erection of first floor side extension over existing ground floor extension.

SITE: St Josephs Monastery Lane Storrington Pulborough West Sussex RH20 4LR

WARD: Chantry

APPLICATION: DC/18/0690

APPLICANT: **Name:** Mr Alan Manton **Address:** St Josephs, Monastery Lane Storrington RH20 4LR

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation have been received within the consultation period contrary to the officer 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 The application site consists of a two storey dwelling within the built-up area of Storrington.
- 1.2 The site is situated along a narrow lane running south from the main village, with a semi-rural character. The property is centrally located with the remainder of the garden consisting of hardstanding and bounded by a mix of new brick and old stone walls. A number of sheds and outbuildings are scattered around the yard
- 1.3 A Grade II Listed Building known as 'Lady Place' abuts the site to the immediate north, as does the Storrington Conservation Area.

DESCRIPTION OF THE SITE

- 1.4 The application seeks full planning permission for a first floor extension over an existing single storey addition, which would measure to a width of 2.36m and a depth of 6.4m.
- 1.5 The proposal would incorporate a pitched roof measuring to a total height of 6.8m, set down from the main ridgeline by some 1.1m. The proposal would incorporate front and rear

windows, both of which would serve ensuite bathroom, with the windows proposed to be obscure glazed.

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Supplementary Planning Guidance:

- 2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 **Storrington, Sullington and Washington Neighbourhood Development Plan**

- Submission (Regulation 15) February 2018

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/11/1094	Retrospective permission sought for erection of garden shed and reinstatement of previously existing border wall	Application Refused on 15.08.2011
DC/12/0687	Retrospective permission sought for erection of garden shed and reinstatement of previously existing border wall	Application Permitted on 21.12.2012
DC/14/2751	Single storey side extension and garage conversion	Application Permitted on 13.03.2015
DC/17/0025	Detached 3 bay garage	Application Refused on 03.04.2017

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 **Design and Conservation Officer:** No Objection

OUTSIDE AGENCIES

3.3 N/A

PUBLIC CONSULTATIONS

3.4 **Storrington Parish Council:** Objection on the following grounds:

- Overdevelopment of the site
- Proximity to Grade II Listed Building known as Lady Place
- Impact on setting of neighbouring Grade II Listed Building
- Dwelling should be returned to its original state, more in keeping with the surrounding area

3.5 1 letter of support was received which stated that the addition would be in-keeping with the character and appearance of the dwelling.

3.6 14 letters of objection were received from 11 separate households. These can be summarised as follows:

- Use of application site as commercial business
- Impact on listed wall
- Impact on the setting of adjacent Listed Building
- Overdevelopment of the site
- Impact on the visual amenities of the street scene
- Loss of residential amenity
- Impact on Storrington Conservation Area
- Lack of landscaping

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 a first floor extension over the single storey extension to the north.

Principle of Development

6.2 The application site consists of a two storey detached residential dwelling located within the built-up area of Storrington. The proposed development relates to a first floor extension for residential accommodation comprising 2 no. ensuite bathrooms.

Design and Appearance

- 6.3 Policies 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 townscape character, taking account nature and context of the surroundings to which it forms a part.
- 6.4 The proposed first floor extension would extend directly over the existing single storey addition, and would measure to a width of 2.36m and a depth of 6.4m. The proposal would be set back from the front elevation by 1.5m, and would incorporate a pitched roof measuring to a total height of 6.8m, set down from the main ridgeline by approximately 1.1m. It is proposed to utilise matching materials to the existing dwelling.
- 6.5 The proposed addition would appear subservient to the main dwelling, and would be set back from the front elevation to reduce the visual presence from the street. Whilst the proposal would extend within close proximity to the shared northern boundary, given the open character to the north, it is not considered to have an overbearing impact.
- 6.6 The proposal would utilise matching materials and form which would integrate the addition within the context of the application dwelling. As such, the proposal is considered to be of a scale, massing and form that would be sympathetic to the character and appearance of the existing dwelling and surroundings, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Amenities and sensitivities of neighbouring properties and occupiers

- 6.7 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.
- 6.8 The application dwelling is positioned in close proximity to the northern boundary, set forward of the neighbouring property which is positioned approximately 18m to the north. The application dwelling sits adjacent to an area of secondary amenity space serving Lady Place used as a vegetable garden.
- 6.9 Given the relationship between the application dwelling and the neighbouring property it is not considered that the proposed development would result in harm to the amenities of the neighbour through loss of light, privacy or overlooking. As such, it is considered that the proposal would accord with Policy 33 of the Horsham District Planning Framework (2015).

Heritage

- 6.10 Policy 34 states that development within the setting Listed Buildings and conservation areas should reinforce and make a positive contribution to the special character of the historic environment through appropriate siting, scale, form and design.
- 6.11 It is noted that a number of objections have been raised in respect of the impact the extension has on the listed boundary wall to the north. The existing single storey side extension was approved under reference DC/14/2751, with the approved extension adjoining the listed wall. This extension has been completed, with the connection between the two structures now established. The proposed extension would not build off of this wall, but would rather extend from the fabric of the existing extension. It is therefore not considered that the proposal would result in harm to the historic fabric of this curtilage listed feature.
- 6.12 The proposal would result in an extension to the north of dwelling, set within the built form of the application dwelling. The application dwelling is an established part of the setting of Lady

Place, a Grade II Listed Building. Given the nature of the proposed development, in the context of the surrounding historic environment, it is not considered that the proposal would harm the setting of the nearby Listed Building.

Other Matters

- 6.13 It is noted that a number of objections have been received in respect of commercial activities allegedly taking place on the site. There is currently an open compliance investigation reviewing the activities taking place on the site. Notwithstanding this, the application site consist of a lawful residential dwelling, with the proposed development seeking additional residential accommodation rather than any development capable of commercial use. As such the development subject of this application relates to a householder extension only, separate to the other activities taking place, and has been assessed on this basis alone.

Conclusion

- 6.14 The proposed development is considered to be acceptable in principle, and is not considered to result in harm to the townscape character and setting of the site and historic surroundings, or the amenities and sensitivities of neighbouring properties. As such, the proposal is considered to accord with Policies 32, 33, and 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 To approve planning permission subject to the following conditions.

Conditions:

- 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 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

- 4 **Regulatory Conditions:** Any damage caused to the fabric of the curtilage listed wall shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character of the heritage asset for the future and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

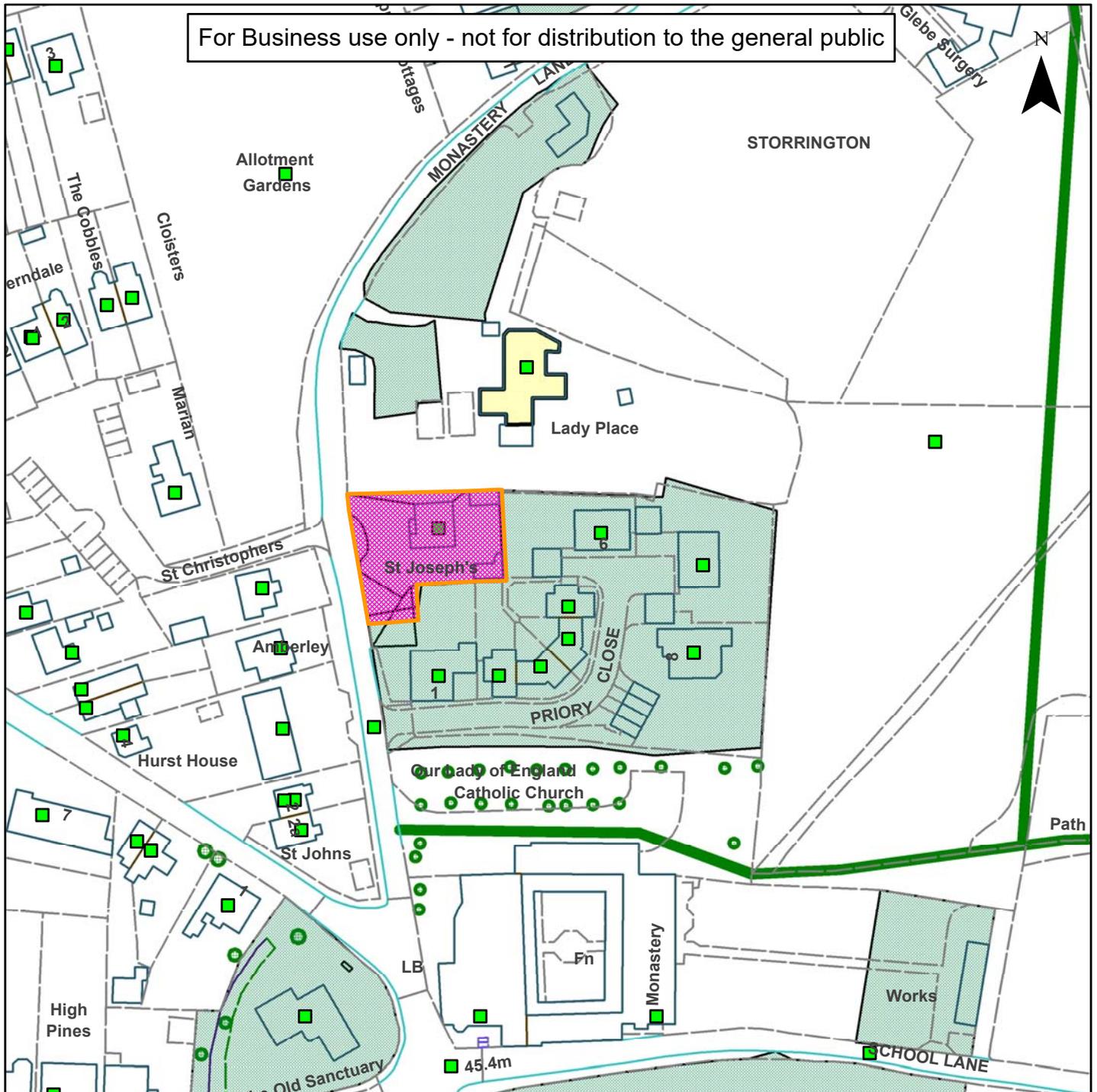
Background Papers: DC/18/0690

This page is intentionally left blank



Not Set

For Business use only - not for distribution to the general public



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/06/2018
MSA Number	100023865

This page is intentionally left blank



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee (South)

BY: Head of Development

DATE: 19th June 2018

DEVELOPMENT: Erection of a single storey portal frame building for storage purposes and additional hard standing for storage.

SITE: Ashington Autos Showroom 2 and Service Centre London Road
Ashington Pulborough West Sussex RH20 3AT

WARD: Chanctonbury

APPLICATION: DC/17/2756

APPLICANT: **Name:** Scott Butcher **Address:** Ashington Autos Showroom 2 and Service Centre London Road Ashington Pulborough West Sussex RH20 3AT

REASON FOR INCLUSION ON THE AGENDA: By request of Ashington Parish Council who wish to speak at committee

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 The application proposes to erect a single storey soft green coloured portal frame building with a mono-pitched roof sloping south-east to north-west. The structure would measure 7m deep by 10m wide and be used in conjunction with the existing car sales and servicing business on the site. A single door would provide access within the southern elevation of the structure while the eastern elevation of the structure would host two steel roller garage doors.
- 1.2 The structure would be constructed on a gravel hard standing; the total area of which within the internal gated area is some 320m².

DESCRIPTION OF THE SITE

- 1.3 The application site forms a triangular parcel of land immediately north of the recently constructed Ashington BP petrol station (DC/14/1420), set between a slip road to the A24 and a country lane that runs parallel to the A24. The central part of the site has recently been cleared of all vegetation, retaining a belt of trees and shrubs to the side boundaries.
- 1.3 The site has recently been developed to accommodate Ashington Autos (DC/16/0643), a car sales, servicing and repair business accessed from a southern entry point via the petrol

station. The business operates from a grey, gabled two storey portal frame building with white uPVC fenestration. The forecourt around the site constitutes of a tarmac hard-standing for the storage and display of cars. The ground transitions to a mixture of compressed gravel and aggregate to the north of the main building and around the proposed development site.

- 1.4 The site is lined with a mixture of shrubbery and trees to both eastern and western elevations. A green metal fence encloses the development site to the north of the main building and a post and rail fence characterises the eastern boundary; however this has been supplemented with a free-standing chain link fence.
- 1.5 The closest neighbouring dwelling of Martins Farm resides some 100m to the west. The application site sits on an Archaeological Site and is located outside of any built up area boundary.

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

NPPF 7- Requiring Good Design

NPPF 12- Conserving and Enhancing the Natural Environment

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 10- Rural Economic Development

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Supplementary Planning Guidance:

RELEVANT NEIGHBOURHOOD PLAN

Ashington Neighbourhood Plan has not yet been 'made' and is currently undergoing Regulation 7 (Neighbourhood Plan Designation Area).

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/0643	Full	Erection of portal framed building to include car sales, vehicle servicing and repair workshop, ancillary offices and staff amenities; the erection of a car wash bay; the installation of associated plant and machinery and the change of use of land to vehicle sales.	Approved on 28/07/2016
------------	------	---	---------------------------

DC/16/2850	Non-Mat	Non-Material Amendment to previously approved DC/16/0643 (Erection of portal framed building to include car sales, vehicle servicing and repair workshop, ancillary offices and staff amenities; the erection of a car wash bay; the installation of associated plant and machinery and the change of use of land to vehicle sales) to fit one further roller/shutter access door to the workshop area in addition to the two already approved. Size to be 4 meters by 3 meters.	Approved on 02/02/2017
DC/14/1420	Full	Proposed new service area (operating between the hours of 6am to 10pm) development comprising of petrol filling station (sui generis use) and ancillary shop (A1 use), forecourt canopy, 5 no. pump islands, automatic car wash and associated service facilities (ATM, air/water point, jet wash etc) Restaurant with Drive-Thru facility (A3 and A5 uses) and associated sewage treatment plant	Approved on 20/11/2014

3. OUTCOME OF CONSULTATIONS

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

3.2 **WSCC Archaeology Consultant:** No comment received.

3.3 **Ecology Consultant:** No Objection

PUBLIC CONSULTATIONS

3.4 **Ashington Parish Council:** Objection

Objection raised on the grounds of overdevelopment, light and noise pollution, loss of amenity including screening from the A24 and damage to wildlife. It was previously requested that this decision be determined by committee and if permission is granted a condition of B8 use be agreed.

3.5 Two (2) letters of objection have been received on the following grounds:

- Overdevelopment
- Loss of trees, landscaping and biodiversity
- Increase of traffic pressure on Old London Road
- Significant loss of natural screening, resulting in increase of noise and visibility of A24
- Concerns over drainage

- Development creep while the existing plot could potentially accommodate such a development.
- Clearing of the existing scrubland/tress before applying for permission is unacceptable.
- There is a Hazel Dormouse habitat within a 100m vicinity of the site. The site would have been a suitable habitat for such species, and its removal subsequently threatens the biodiversity of the area.

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, which would be deterred through the implementation of security lights and security cameras as per if deemed necessary.

6. PLANNING ASSESSMENTS

6.1 Policy Overview.

As the application site relates to an industrial site that is located outside of any built up area boundary, it is necessary to assess the proposed development against the relevant rural development Policies within the Horsham District Planning Framework (Policies 10,24,25,26 and 31). Standard development principals shall also apply (Policies 32, 33), as well as consideration towards Cultural Heritage Assets given the location of the proposal on an archaeological site (Policy 34).

Principle of Development

- 6.2 Policy 10 of the Horsham District Planning Framework (HDPF) identifies that economic development to enterprise within rural location of the district shall be supported where they promote sustainability and remain appropriate to their location, whilst also providing varied social and economic benefit to the wider area. They should also either be contained suitably within the existing boundaries of the estate or result in substantial environmental improvements. Adequate car parking provisions should also be demonstrated.
- 6.3 The proposed development would remain within the boundaries of the existing estate and would appear appropriate to its location given the recent developments to the south. The use of the shed would be for storage associated with the business and so it is considered that provisions for parking, while already addressed by the main site, do not need to be demonstrated. The proposal is therefore considered to accord to Policy 10 of the HDPF.
- 6.4 Policy 25 of the HDPF identifies that developments should either protect, conserve or enhance the landscape and townscape character, including the safeguarding of protected sites. The area to which the proposal would occupy was previously scrubland and, while it may not have possessed any exceptional ecological or amenity values, the LPA appreciates that its clearing without notification may be a cause for concern for surrounding residents seeking to help conserve the natural environment against development.
- 6.5 The clearing of the area prior to submission of the application has likely caused irrevocable damage to this scrubland. The development site, however, is not identified as a protected landscape of any specific interest and has likely been subject to development pressure from the owner following the approval of the main structure on site since its approval (under

DC/16/0643). While it would have been preferable to assess the impact the proposed development on the surrounding landscape prior to application submission, it is considered that, in its given state, the cleared area does not appear to cause appreciable harm to the surrounding landscape and so the addition of the storage structure would not exacerbate this impact.

- 6.6 With regard to Policy 26 of the HDPF, it is considered that the shed would allow for the sustained development of the related enterprise through the provision of more storage space. The structure would be of a scale appropriate to the countryside location and would not likely appear as a prominent feature within the surrounding landscape. The proposed structure would not likely facilitate an increase in activity in the countryside location as it would be used to supplement the existing practice on site. As a result, the proposal is considered to comply with Policy 26 of the HDPF.
- 6.7 Policy 31 of the HDPF identifies the importance of green infrastructure and biodiversity in the district and development should be supported where it is demonstrated to maintain or enhance the existing network of green infrastructure. In this instance it is clear the proposed development would neither seek to enhance or conserve the biodiversity of the area as the clearing of the green space around the footprint of the site had already occurred by the time of consideration of the application. The verges either side of London Road in this area already host a significant amount of scrubland and, while the loss of vegetation around the development site is not desirable, it is considered that a sufficient amount of green space remains to as to mitigate some of the disruption the development may have imposed on the surrounding fauna and flora. It is therefore considered that, on balance, the proposal is considered acceptable with regard to Policy 31.

Design and Appearance

- 6.8 Policy 32 of the HDPF identifies that development in the district is expected to be of a high quality design. This land was previously unused scrubland; adjacent to a busy highway and located a significant distance away from any settlement boundary. While the development may not complement the locally distinctive character and heritage of the district, it would comply with Policy 32 of the HDPF in that the proposed development would provide a complementary facility that appears suitable to the main enterprise on site.
- 6.9 The impact of the proposal was assessed during a site visit. The proposed development is within a location that does not appear to receive heavy amounts of through traffic and is set down from the adjacent A24 behind a scrubland verge. No neighbouring properties are within the immediate vicinity of the site and as the ground to which the proposal relates is on a lower elevation to the adjoining two highways the development would not likely appear visible within the wider public realm. Design features including the green exterior, mono-pitched roof and single storey design of the structure would help mitigate the impact of the extension and so it is considered that the structure would not cause an unacceptable level of detriment the character or identity of the surrounding area.
- 6.10 As no neighbours reside within the immediate vicinity of the development site, it is considered that the proposal would not cause an unacceptable level of detriment the amenities of any adjoining occupiers. The loss of screening from the A24 would be minor and, where present, any increase in noise pollution on neighbours to the west would be minimal. As a result of this, it is considered the proposal would not cause an appreciable level of harm to the amenities of any adjoining residents. The proposal would therefore be considered to comply with Policy 33 of the HDPF.

Other matters

- 6.11 The area to which the development would occupy is recorded to be of archaeological interest. As the proposed works would not warrant the implementation of foundations below slab level,

it is considered that the proposal would not disrupt any historically significant material if it were present. In any case it is noted that the wider site was assessed and mitigated for historic material before its development following approval under DC/14/1420. The proposal would therefore comply with Policy 34 of the HDPF.

6.12 As the site location plan incorporates the wider car sales site, all relevant conditions from the main planning permission controlling the use and appearance of the site are recommended, alongside a condition requiring the building and hardstanding to be used in conjunction with the main business only in the interests of visual amenity and highway safety.

6.13 **Conclusion**

While it is appreciated that the development has resulted in a loss of green space in order to accommodate another industrial building on the site, it is considered that the resulting detriment caused to the natural landscape character is not of an unacceptable degree as to warrant refusal of the application. Given the secluded nature of the development site set in a parcel of land between two roads, and its siting away from any surrounding places of residence, the proposal would not be considered to cause an unacceptable degree of disruption to the amenities of any surrounding residents.

7. **RECOMMENDATIONS**

To approve planning permission subject to the following conditions.

Conditions:

1 Plans list

2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-occupation Condition:** The use hereby permitted shall not be commenced unless and until full details of all hard and soft landscaping works, to include details of all trees, boundary planting and means of site drainage, have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting 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 otherwise agreed in writing by the Local Planning Authority.

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

4 **Regulatory Condition:** The building and hardstanding hereby permitted shall be used for storage purposes only in association with the use of the site for car sales, vehicle servicing and repair works as approved under planning application DC/16/0643, and shall not be operated as a separate business.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and highway safety in accordance with Policies 33, 40 and 41 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and supporting documents.

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

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

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

- 7 **Regulatory Condition:** No vehicles, plant or machinery shall be operated, no process carried out and no deliveries taken or dispatched from the site outside the following times:-
- 0800 hours and 1800 hours on Mondays to Fridays
- 0800 hours and 1300 hours Saturdays inclusive,
No working on Sundays, Bank or Public Holidays.

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

- 8 **Regulatory Condition:** The car sales business shall not operate outside the following times:-
- 0800 hours and 1830 hours on Mondays to Saturdays
- 1000 hours and 1600 hours on Sundays, Bank or Public Holidays;

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

- 9 **Regulatory Condition:** No works requiring the use of machinery, power or hand tools shall take place in the open air.

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

- 10 **Regulatory Condition:** The doors to the unit shall be kept closed while machinery, power or hand tools are in use.

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

- 11 **Regulatory Condition:** No vehicle refinishing to take place without prior approval of the Local Planning Authority.

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

- 12 **Regulatory Condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority.

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

- 13 **Regulatory Condition:** Prior to first use of the building, two bird boxes shall be fitted onto the building and shall be retained as such thereafter.

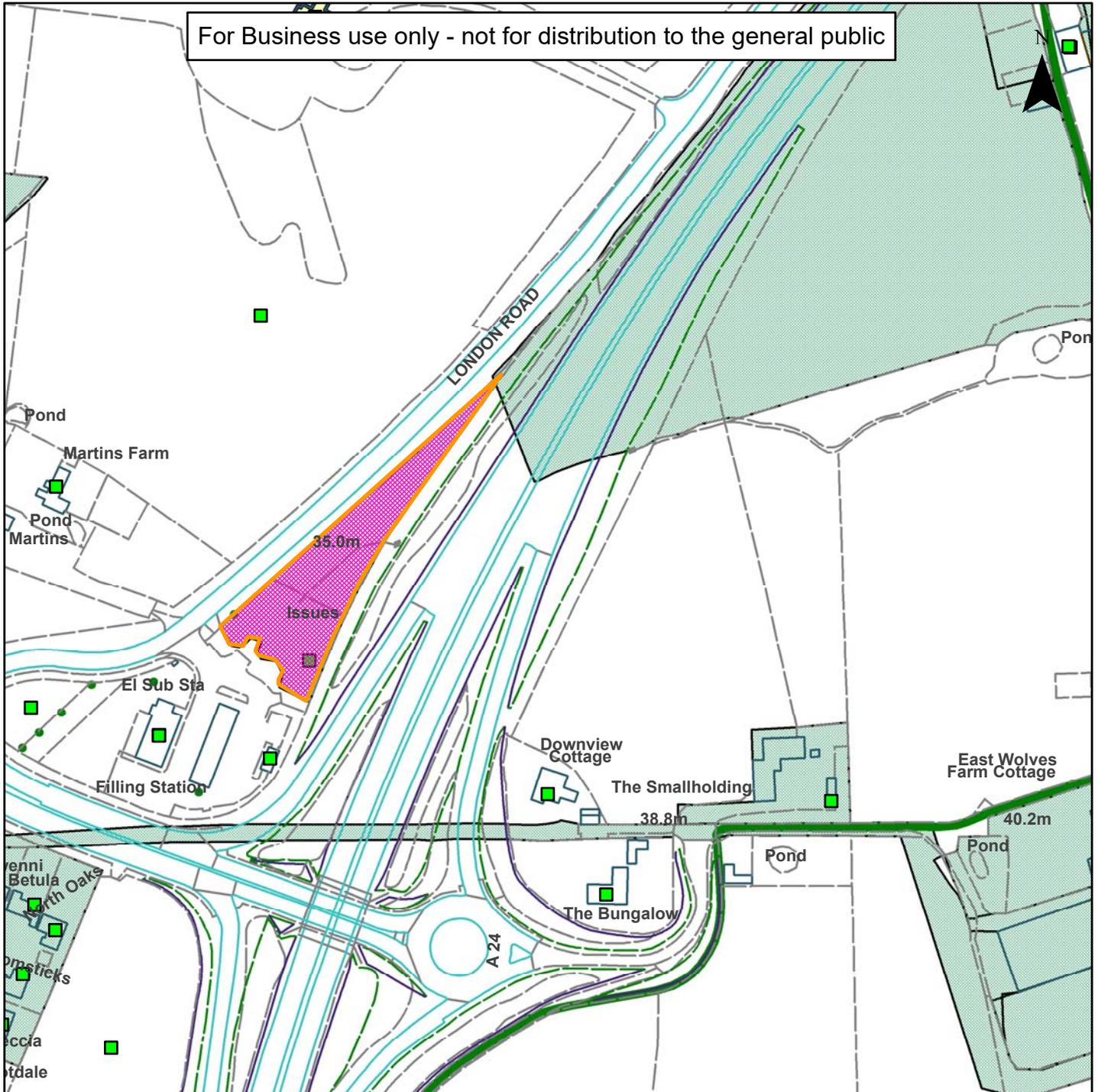
Reason: To ensure appropriate ecological mitigation in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/02756



Not Set

For Business use only - not for distribution to the general public



Scale: 1:2,500

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/06/2018
MSA Number	100023865

This page is intentionally left blank



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 19th June 2018

DEVELOPMENT: Demolition of existing storage warehouses and erection of 2 dwellings using existing access

SITE: Blackgate Lane Nursery Blackgate Lane Pulborough West Sussex

WARD: Pulborough and Coldwaltham

APPLICATION: DC/18/0686

APPLICANT: **Name:** Peter Ireland **Address:** Blackgate Lane Nursery Blackgate Lane Pulborough West Sussex RH20 1DG

REASON FOR INCLUSION ON THE AGENDA: The recommendation of the Head of Development would represent a departure from the development plan

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 Building 1 is currently a flat-roofed structure set close to the application site's northern corner and accessed from the southern corner of the plot, alongside No.1 St Richards Cottages. The existing building is clad in black painted timber with a low brick plinth and windows and doors in the south-west, south-east and north-western elevations. The foot-print is some 40sq.m and the building is set some 39m off the site's front boundary.
- 1.2 Building 2 is a black-painted timber-clad building with a pitched roof, located alongside No.1 St Richards Cottages, with existing doors and windows in the south-west, north-east and north-western elevations. The footprint is some 52sq.m and it is set some 32m off the front boundary of the site
- 1.3 Prior Notification under Class P of the General Permitted Development has been granted on the site for the conversion of the two existing storage buildings to residential use (DC/17/0982).
- 1.4 The proposal would seek to demolish both of the existing structures on the land and replace these with two purpose-build single storey residential dwellings, but re-located and re-sited on the land forward of their existing positions. Building 1 would move forwards by some 8m and southwards by about 5m.

- 1.5 Building 2 would move forward from its current position by some 8m, increasing the separation distance from the boundary with 1 St Richards Cottages by an additional 1m.
- 1.5 Building 1 would be a 1-bed dwelling as per the approved Prior Notification and Building 2 would be a 2-bed dwelling. Each new dwelling would be clad in black timber weatherboarding with timber-framed doors and windows. Externally, the new dwellings would be provided with windows and doors and roof-lights as per the submitted plans, with pitched roofs.
- 1.4 Additionally, both new dwellings would share the same existing vehicular access off Blackgate Lane, with parking areas to both dwellings created alongside the front boundary hedge, as well as the provision of dedicated bin stores and new defined curtilages.
- 1.5 The associated Design and Access Statement sets out that the existing buildings are to be demolished as part of the proposal.

DESCRIPTION OF THE SITE

- 1.6 The wider application site formerly comprised a plant nursery, with an associated agricultural workers dwelling, set on the eastern side of Blackgate Lane, just north of Pulborough.
- 1.7 The site lies directly off Blackgate Lane, which in turn is accessed off the A24, between the villages of Pulborough to the south and Billingshurst to the north. The site lies in a countryside location and is surrounded by arable and grazing lands, with some woodlands and equestrian paddocks interspersed. Abutting the southern site boundary is a row of four cottages (St Richards Cottages), and a further dwelling lies on the western side of Blackgate Lane.
- 1.8 Aerial photos clearly show the site's former nursery use diminished between 2001 and 2007, and the grounds fully turned to residential land by 2012 with the exception of what appears to be a small domestic scale veg plot in the northern corner of the gardens. In early 2017, a Lawful Development Certificate was granted on the property, establishing that the agricultural use of the former nursery had ceased, and that the dwelling had been occupied purely in a residential manner for at least 10 years preceding the application (DC/16/2859).
- 1.9 The current application concerns two detached buildings located centrally to the site, and alongside the southern boundary and St. Richards Cottages. A site visit revealed that the two buildings on site are currently used for storage purposes of equipment, tools and paperwork associated with the applicant's landscaping business, and appear to have been used as such for some time.
- 1.10 The Council recently granted a Prior Notification under Class P of the General Permitted Development on the site for the conversion of the two storage buildings to residential use, with Building 1 being converted to form a 1-bed dwelling, and Building 2 converted to form a 2-bed dwelling (DC/17/0982 - June 2017). Access to the proposed new dwellings was to be as per the existing access to the southern part of the site. Prior Notification was approved subject to a contaminated land investigation and remediation condition, details of which have been approved in March 2018 under reference DISC/17/0489.

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

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 24 - Strategic Policy: Environmental Protection

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

Policy 26 - Strategic Policy: Countryside 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 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 38 - Strategic Policy: Flooding

Policy 39 - Strategic Policy: Infrastructure Provision

Policy 40 - Sustainable Transport

Policy 41 - Parking

2.3 RELEVANT NEIGHBOURHOOD PLAN

Pulborough is a designated Neighbourhood Plan Area. To date no draft plan has been prepared.

2.4 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/18/0100	Erection of 2 new build dwellings, the creation of a new highway access and associated parking following approval of previous application DC/17/0982 (Prior Approval for Change of Use from B8 storage / warehouses use to residential dwellings)	Withdrawn Application on 27.03.2018
DC/18/0101	Erection of 2 new build dwellings, the creation of a new highway access and associated parking following approval of previous application DC/17/0982 (Prior Approval for Change of Use from B8 storage / warehouses use to residential dwellings)	Withdrawn Application on 27.03.2018
DISC/17/0489	Approval of details reserved by condition 1 on DC/17/0982	Application approved on 08.03.2018
DC/17/0982	Prior Approval for Change of Use from B8 storage / warehouses use to residential dwellings	Prior Notification Approved on 26.06.2017

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 Environmental Health:** No Objection

- 3.3 **HDC Strategic:** Comment

It is considered that the proposed development of 2 dwellings outside of the Built-up Area Boundary (BUAB) of Pulborough and within the countryside, would conflict with policies 4 and 26 of the HDPF or accord with the settlement hierarchy approach sought in Policies 3 and 15. However the unique circumstances, taking into account the Prior Approval for the change of use of the two storage buildings to residential, may justify an exception to policy subject to on-site assessment and other consultee comments.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** No Objection

- Access will be achieved via the existing point of access as considered acceptable under DC/17/0982.
- The proposal does not result in a material intensification in vehicular activity being associated with the site to that already approved under DC/17/0982.
- Sufficient parking and turning provision has been demonstrated on site to accommodate the anticipated demand.
- The Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.
- Conditions would be advised in the event of approval to secure vehicular parking and turning

- 3.5 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

- 3.6 **Pulborough Parish Council:** No Objection

- 3.7 No neighbour representations have been received within the statutory 21-day neighbour consultation period.

- 3.8 In the event of any further public consultations being raised in response to the public notice, then these will be reported to the Committee

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development

- 6.1 Policy 3 of the Horsham District Planning Framework (2015) states that development will be permitted within towns and villages that have defined built-up areas, with any infilling and redevelopment required to be of an appropriate nature and scale to maintain characteristics and function of the settlement. Policy 4 of the HDPF states that outside built-up area boundaries the expansion of settlements will be supported where; the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services; the impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.
- 6.2 In addition, paragraph 55 of the National Planning Policy Framework states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Isolated homes in the countryside should be avoided unless there are special circumstances such as the essential need to for an agricultural worker to live at or near the site; where such development would represent the optimal viable use of a heritage asset; where the development would re-use redundant or disused buildings and lead to enhancement of the immediate setting; or the exceptional quality or innovative nature of the design of the dwelling. Consistent with this, Policy 26 of the HDPF states that any development should be essential to its countryside location and should 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.
- 6.3 Although the buildings lie within a rural area, poorly served by public transport options and public footpaths to local services and community facilities, it is noted that there is a degree of residential accommodation immediately around the application site. Therefore, the site is not considered to be 'isolated' in its context in relation to paragraph 55 of the NPPF.
- 6.4 Since the adoption of the Horsham District Planning Framework in November 2015, the Council is able to demonstrate a full 5-year housing land supply to meet the needs of the District to 2031. The policies within the development plan set out the spatial strategy for sustainable development within the District by establishing a development hierarchy, and setting out policies that allow settlements to grow and expand over the lifetime of the plan.
- 6.5 As stated within Policy 4 of the Horsham District Planning Framework, development outside of built up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan. The application site is not allocated for development in the Local Plan, nor is the Pulborough Neighbourhood Plan at an advanced stage. Therefore, it is considered that the principle of the proposed development within the countryside is contrary, to the overarching spatial strategy and principles of the National Planning Policy Framework and Local Development Plan.

- 6.6 However, of material reference is the Prior Notification on the site that exists for the conversion of the existing two storage buildings to residential dwellings and the subdivision of the site to form two separate residential curtilages (DC/17/0982).
- 6.7 For clarity, the prior approval application for change of use under Class P of the GPDO allows the existing storage buildings to be converted each into 1no dwelling. The information pertaining to the prior approval application indicated that the existing shape, form and height of the building would remain. Further works to insert new windows and doors would be subject to additional planning consent. The information provided was considered to satisfy the requirements of Class P and the development for the change of use may be lawfully enacted as described above. There is nothing to suggest at this stage that the applicant could not implement this change of use to the existing structures on the site, which would have to be completed within 3 years of the date of consent (ie by 26 June 2020).
- 6.8 This extant consent is a material planning consideration in the context of this current full planning application, notwithstanding the overall policy position within the HDPF which seeks to resist new dwellings in the countryside. The extant permission for the conversion of the two units under Class P represents a viable and likely fall-back position for the applicant and as such it forms a material consideration that weighs heavily in favour of the proposed development.

Design and Appearance

- 6.9 HDPF policy 25 requires development to protect, conserve and enhance the landscape and townscape characters across the District, taking account of settlement characteristics and settlement separation. Policy 32 of the HDPF requires new development to 'Complement locally distinctive characters and heritage of the district' and 'Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings'. Policy 33 requires developments to relate sympathetically with the built surroundings.
- 6.10 The overall mass and scale of the proposed dwellings would match to the size of the existing buildings on site and would be appropriately set within the site boundary. Whilst the proposed dwellings would be detached, repositioned and re-orientated marginally from existing buildings, their overall footprint and scale would be the same and they would retain a generous distance of separation from the public highway and neighbouring development, respecting the open and rural character of the site. The current application would give greater control to the eventual development of the site, particularly in respect of detailed design and landscaping matters by way of condition. This weighs in favour of supporting the current scheme, which is considered to accord with Policies 25, 32 and 33 of the HDPF.
- 6.11 The resulting size of the curtilages to each new dwelling would be larger than the plots to the terraced dwellings at St Richards Cottages to the south, with both new dwellings having a curtilage of around 1000sq.m each. However, both Blackgate House and Firstones have larger 'residential' curtilages which helps to contribute to the spaciousness of the residential development in the immediate vicinity of the site. The prior approval granted only extends to the curtilage of the buildings and did not include any garden area, therefore some concern is raised to the extent of the gardens now proposed and any potential impact these could have on the character and appearance of the area, resulting in more harm when compared to the prior approval. However to allow smaller gardens could potentially result in small pockets of land which may not serve any useful purpose.
- 6.12 Furthermore, future development within these curtilages could be controlled, to an extent, by way of permitted development (PD) rights, which currently restrict development forward of the front building lines. To ensure that any subsequent development within these plots remains suitable to the rural location of the site, it is considered that a planning condition

would be appropriate to remove PD rights for extensions, roof alterations and all other structures within the curtilage.

- 6.13 In summary, the proposal is of a scale, massing and appearance which relates sympathetically to the built surroundings, open space and prevailing landscape pattern when compared to the existing buildings on the site and their permitted conversion to residential use. As such, it would not unduly erode the rural character of the area and the appearance of the countryside, and would maintain the overall character and appearance of the countryside, in accordance with local policies 25, 32 and 33.

Amenity Impacts

- 6.14 Policy 33 of the HDPF (2015) states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.15 The design and placement of windows and doors takes account of the proximity to adjoining residential boundaries, particularly in the southern neighbour at No.1 St Richards Cottages, with no facing windows onto the common boundary. Similarly, the placement of the proposed parking area is directly adjacent to the flank wall of the house, and so would not adversely impinge on the amenities of the occupants at No.1 and their enjoyment of the rear private garden.

Highways Impacts

- 6.16 Policies 40 and 41 of the Horsham District Planning Framework states that development should provide a safe and adequate access, suitable for all users. Chapter 4 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds where the residual cumulative impacts of development are severe'.
- 6.17 The Local Highways Authority has assessed the proposal as not having an adverse material increase in vehicular activity at the site compared to the extant permission, with all access to be via the existing site access point. For this reason no objection is raised to the proposed development, which is considered to accord with policies 40 and 41

Conclusions

- 6.18 The proposed development would be located outside of a built up area boundary and on a site not allocated for development within the HDPF or an adopted neighbourhood plan. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the development is not considered essential to this countryside location. The proposal therefore fails to comply with policies 1, 3, 4 and 26 of the Horsham District Planning Framework (2015).
- 6.19 Although contrary to the above policies, there is an existing extant permission for the conversion of the storage buildings to be demolished into residential dwellings under Class P of Schedule 2, Part 3 of the General Permitted Development Order 2015. This current proposal seeks the demolition of the existing timber storage buildings and the erection of two new-build dwellings of a largely identical scale and form as an alternative to this extant permission, albeit relocated within the plot. The extant permission for the conversion of the existing buildings to form two new dwellings on the site represents a viable fall-back position for the applicant and a material consideration that weighs heavily in favour of development.
- 6.20 The proposed development is considered to be of an appropriate scale, design and separation which would not have a detrimental impact upon neighbouring amenity or the prevailing countryside character of the area. Therefore, having regard the fall-back position

afforded by the extant permission, this current application to reposition the permitted dwellings, along with associated curtilage creations and associated parking areas within the site is considered to be acceptable as a departure from local and national planning policy.

6.21 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	83.43	83.43	0
	Total Gain		83.43
	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 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 vehicle wheel-cleaning facilities have been installed at the site entrance and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance, hazard or visual intrusion from material deposited on the road system in the locality.

Reason: As this matter is fundamental in the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 5 **Pre-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, including new driveways, external lighting, bin stores, cycle stores and boundary fences, shall have been 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).

- 6 **Pre-Occupation Condition:** No development shall be occupied prior to the contamination remediation measures set out and approved under DISC/17/0489 have been carried out.

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).

- 7 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any dwelling hereby permitted, the parking turning and access facilities for that dwelling shall have been implemented in accordance with the approved details as shown on plan 001 received on 29 March 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).

- 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 001 and the details as approved under Condition 5. 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:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been made for that dwelling or use in accordance with drawing number 001 and the details as approved under Condition 5. 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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of each 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).

- 11 **Post Occupation Condition:** Upon the first occupation of the dwellings hereby permitted the existing buildings 1 & 2 indicated on plan 001 shall cease to be used for any purpose whatsoever and within a period of 3 months thereafter both buildings shall have been 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 under condition 5.

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).

- 12 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and submitted Design and Access Statement.

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

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

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

- 14 **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

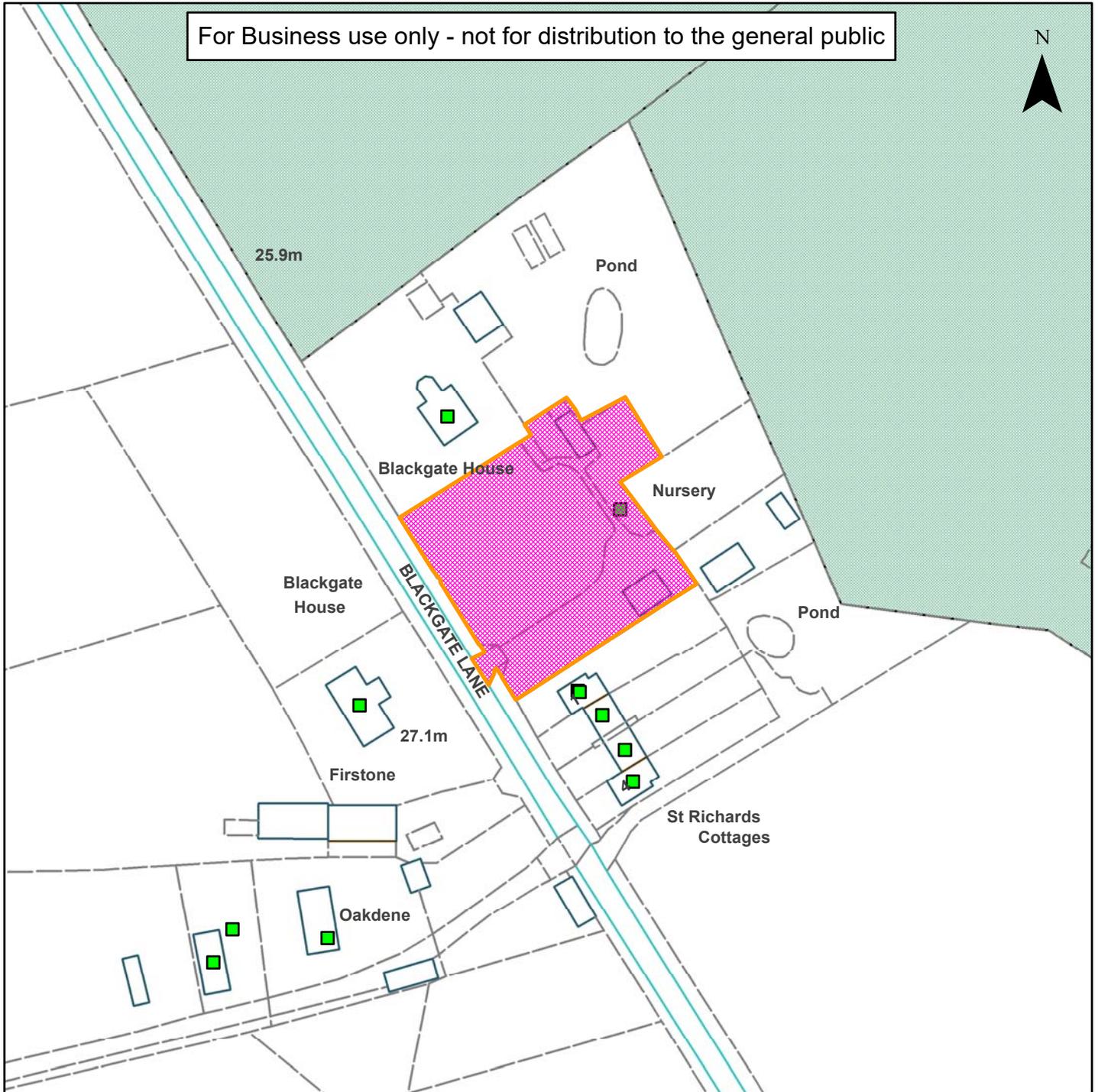
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0686



Not Set

For Business use only - not for distribution to the general public



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	Not Set
Date	07/06/2018
MSA Number	100023865

This page is intentionally left blank