



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

Planning Committee (South)

Tuesday, 21st August, 2018 at 2.30 pm
Conference Room, Parkside, Chart Way, Horsham

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

You are summoned to the meeting to transact the following business

Glen Chipp
Chief Executive

Agenda

	Page No.
GUIDANCE ON PLANNING COMMITTEE PROCEDURE	
1. Apologies for absence	
2. Minutes	7 - 12
<p>To approve as correct the minutes of the meeting held on 19/06/18. <i>(Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)</i></p>	
3. Declarations of Members' Interests	
To receive any declarations of interest from Members of the Committee	
4. Announcements	
To receive any announcements from the Chairman of the Committee or the Chief Executive	

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

5. **Appeals** 13 - 16
Applications for determination by Committee:
6. **DC/17/2587 - Land Adjacent To Eardley Hall, High Street, Henfield** 17 - 32
Ward: Henfield
Applicant: Mr Graham Halfacree
7. **DC/18/0957 - Land Rear of 1 and 2 Parbrook Cottages, Parbrook, Billingshurst** 33 - 44
Ward: Billingshurst and Shipley
Applicant: Mr and Mrs A and G Wadey
8. **DC/18/0690 - St Josephs, Monastery Lane, Storrington** 45 - 52
Ward: Chantry
Applicant: Mr Alan Manton
9. **DC/17/0387 - Honeybridge Lane, Dial Post** 53 - 70
Ward: Cowfold, Shermanbury and West Grinstead
Applicant: Rockwell (Sussex) Ltd
10. **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

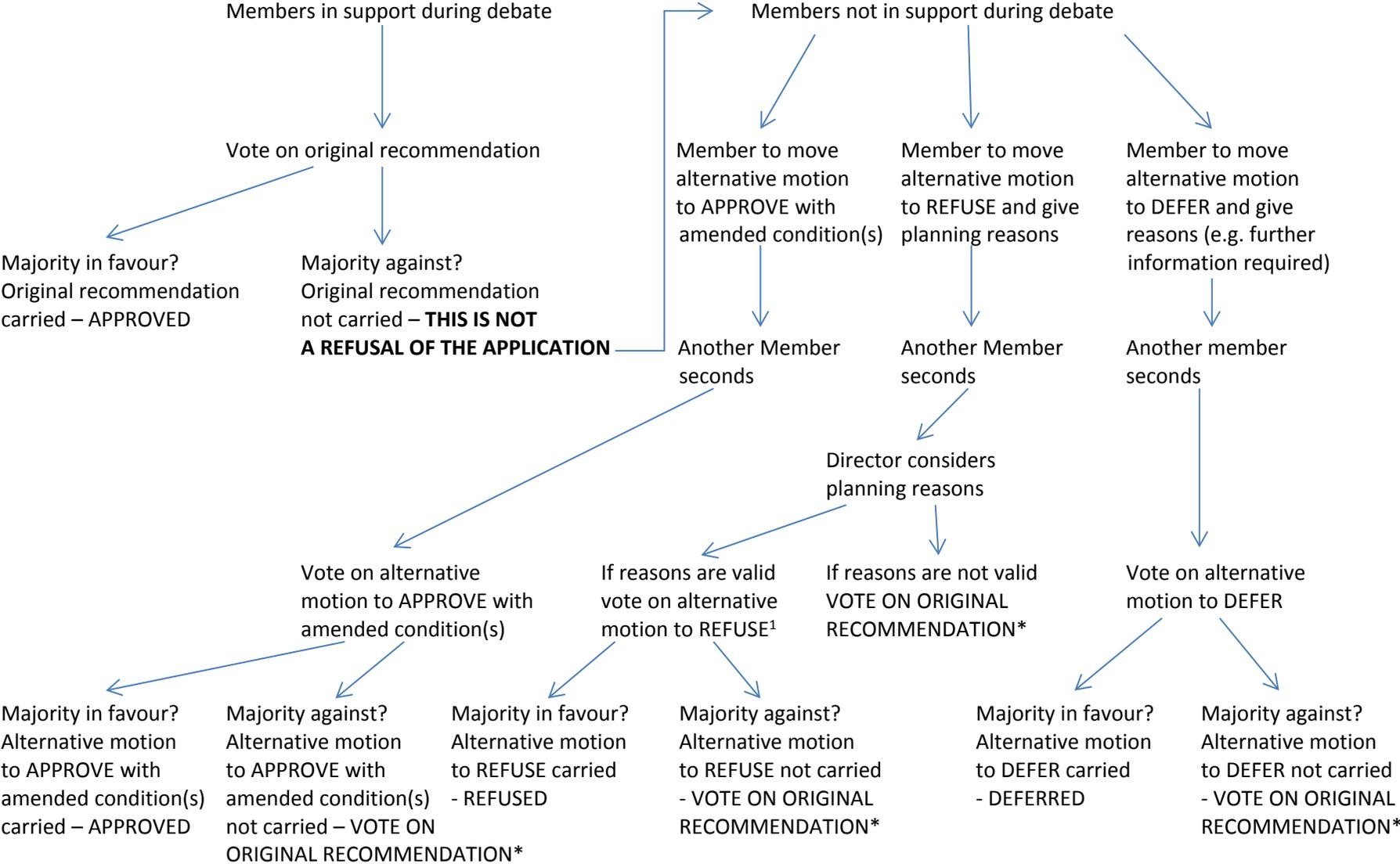
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(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)
19 JUNE 2018

Present: Councillors: John Blackall, Jonathan Chowen, Philip Circus, Paul Clarke, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Lynn Lambert, Tim Lloyd, Paul Marshall, Mike Morgan, Brian O'Connell, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers and Michael Willett

Apologies: Councillors: Karen Burgess, David Coldwell and Gordon Lindsay

PCS/1 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Brian O'Connell be elected Chairman of the Committee for the ensuing Council year.

PCS/2 **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED

That Councillor Paul Clarke be appointed Vice-Chairman of the Committee for the ensuing Council year.

PCS/3 **TO APPROVE THE TIME OF MEETINGS OF THE COMMITTEE FOR THE ENSUING YEAR**

RESOLVED

That meetings of the Committee be held at 14.30pm for the ensuing Council year.

PCS/4 **MINUTES**

The minutes of the meeting of the Committee held on 15 May 2018 were approved as a correct record and signed by the Chairman.

PCS/5 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Paul Clarke declared a personal interest for planning application DC/18/0686 as he knew the applicant.

PCS/6 **ANNOUNCEMENTS**

There were no announcements.

PCS/7 **APPEALS**

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

PCS/8 **DC/17/1502 - LAND OFF LITTLE EAST STREET, BILLINGSHURST**

The Head of Development reported that this application proposed the erection of three chalet style dwellings with associated landscaping, hardstanding and alterations to the site access. The three dwellings would have the same footprint and appearance with off-set garages and surface parking for two additional vehicles.

The application site was located in an area of land adjacent to the Billingshurst Built-up Area Boundary and to the rear of Roman Road (north). The southern boundary of the site adjoined a culvert and a public footpath. The access to the site would be from Little East Street.

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

The Parish Council objected to the application. Nine letters of objections had been received. One member of the public spoke in objection to the application and the applicant 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 included a policy overview and indicated that the key issues for consideration in determining the proposal were: the principle of development; impact on heritage setting; impact of the development on highways; and the potential impact on biodiversity.

RESOLVED

That planning application DC/17/1502 be granted subject to the conditions and reasons as reported.

PCS/9 **DC/17/2676 - HIGH LARCHES, MELROSE PLACE, STORRINGTON**

The Head of Development reported that this application sought full planning permission for the construction of a double garage with a three-bay open carport. The garage and carport measured 17.7m in length, 7m wide and 4.2m

tall. It was also proposed that the application sought to widen the existing access to the site and install 1.8m high gates.

The application site was situated on the Eastern side of Melrose Place in Heath Common within the plot of the dwelling 'High Larches'.

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

The Parish Council objected to the application. 17 letters of objections had been received. One member of the public spoke in objection to the application and the applicant and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which included a policy overview and indicated that the key issues for consideration in determining the proposal were: the principle of development and the impact on the character and appearance of the surrounding area.

RESOLVED

That planning application DC/17/2676 be refused for the following reason:

- i) That the scale and position of the development are not sympathetic to its surrounding area and would be in contradiction to policies 32 and 33 as contained within the HDPF.

PCS/10 **DC/18/0795 - LAND EAST OF BURROWS, BIRCH TREE LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought full planning permission for the erection of a two storey detached dwelling with associated landscaping and access on to Smock Alley. This application was for a re-design for the proposed dwelling situated on Plot 2 in planning application DC/14/1054 that had already been approved.

The site was located within the built up area of West Chiltington to the south of Roundabout Lane.

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

The Parish Council objected to the application. 15 letters of objections had been received. The applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which included a policy overview and indicated that the key issues for consideration in determining the proposal were: the principle of development; Design and Appearance; impact on Amenity: and Impact on Highways.

RESOLVED

That planning application DC/18/0795 be granted subject to the conditions and reasons as reported.

PCS/11 **DC/18/0690 - ST JOSEPHS, MONASTERY LANE, STORRINGTON**

Item withdrawn from the agenda.

PCS/12 **DC/17/2756 - ASHINGTON AUTOS SHOWROOM 2 AND SERVICE CENTRE LONDON ROAD, ASHINGTON**

The Head of Development reported that this application sought permission for the erection of a single storey storage building with a mono-pitched roof and an area of hardstanding for storage, to be used by the car sales and servicing business on the site.

The application site was located outside the built up area immediately north of recently constructed petrol station (DC/14/1420), between an A24 slip road and a country lane. The site accommodated the recently approved car sales and servicing business (DC/16/0643). The closest dwelling was approximately 100 metres to the west.

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

The Parish Council objected to the application. Three letters of objection had been received. One member of the public spoke in objection to the application.

Members considered the officer's planning assessment which included a policy overview and indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; and archaeological impacts.

RESOLVED

That planning application DC/17/2756 be granted subject to the conditions and reasons as reported.

PCS/13 **DC/18/0686 - BLACKGATE LANE NURSERY, BLACKGATE LANE, PULBOROUGH**

The Head of Development reported that this application sought permission for the demolition of two storage warehouses and the erection of a 1-bedroom dwelling and a 2-bedroom dwelling. Both dwellings would share the existing access off Blackgate Lane and have their own parking areas.

The application site was located in the countryside just north of Pulborough on the east side of Blackgate Lane. It comprised a former plant nursery. It was surrounded by fields with some woodlands and paddocks. There was a row of cottages adjacent to the southern boundary and a property to the west.

The nursery had ceased trading over 10 years ago and there was a residential dwelling on the site which had been an agricultural workers dwelling. The two warehouses had been granted prior approval DC/17/0982 for the change of use to residential dwellings.

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

The Parish Council raised no objection to the application. No representations had been received during the consultation period.

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; the amenity of neighbouring properties; and highways considerations.

RESOLVED

That planning application DC/18/0686 be granted subject to the conditions and reasons as reported.

The meeting closed at 4.04 pm having commenced at 2.30 pm

CHAIRMAN

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Planning Committee (South)

Date: 21st August 2018

Report on Appeals: 07/06/2018 – 08/08/2018

1. Appeals Lodged

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

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/17/2117	Longbury Hill Wood Rock Road Storrington West Sussex	13/06/2018	Permit	
DC/18/0060	Threals Barn Threals Lane West Chiltington Pulborough West Sussex RH20 2RF	21/06/2018	Refuse	
DC/18/0345	Sunnydell Coolham Road Brooks Green Horsham West Sussex RH13 0JW	22/06/2018	Refuse	
DC/18/0388	Old Orchard Billingshurst Road Ashington Pulborough West Sussex RH20 3AZ	22/06/2018	Refuse	
DC/18/0783	The Old Dairy Home Farm Cowfold Road Coolham West Sussex RH13 8QJ	12/07/2018	Refuse	
DC/18/0650	The Old Telephone Exchange High Street Partridge Green Horsham West Sussex RH13 8HR	17/07/2018	Refuse	
DC/18/1007	Stables South of Rowfold Lodge Coneyhurst Road Billingshurst West Sussex RH14 9DD	17/07/2018	Refuse	
DC/17/1989	Land Parcel Adjacent To Hillview Kithurst Lane Storrington West Sussex	01/08/2018	Refuse	

DC/17/1990	Land Parcel East of Furzedown Kithurst Lane Storrington West Sussex	01/08/2018	Refuse	
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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/17/0458	Rowfold Nurseries Coneyhurst Road Billingshurst West Sussex	Informal Hearing	22/06/2018		
DC/17/0387	Honeybridge Lane Dial Post West Sussex	Informal Hearing	13/06/2018	Not to contest the appeal	Decline to Determine
DC/17/0865	The Spoons Harbolets Road West Chiltington West Sussex	Informal Hearing	13/06/2018	Refused	
DC/17/1884	Delspride Kent Street Cowfold Horsham West Sussex RH13 8BB	Informal Hearing	30/07/2018	Refused	
DC/17/2654	Rowfold Nurseries Coneyhurst Road Billingshurst West Sussex	Informal Hearing	22/06/2018	Split Decision	
EN/17/0241	Land Parcel at 509771 121066 Harbolets Road West Chiltington West Sussex	Written Representation	12/06/2018		
EN/18/0080	Whiteoaks Shoreham Road Small Dole Henfield West Sussex BN5 9SD	Written Representation	21/06/2018		
DC/17/1375	Whiteoaks Shoreham Road Small Dole Henfield West Sussex BN5 9SD	Written Representation	21/06/2018		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/17/0861	Bus Turning Circle Old Mill Drive Storrington West Sussex	Written Representation	Appeal Allowed	Permitted	Non-determination
DC/17/0789	Holme Manor Mare Hill Road Pulborough West Sussex RH13 8HE	Written Representation	Appeal Dismissed	Refused	
DC/17/0966	Lot 1 Wychwood Farm Brighton Road Shermanbury West Sussex RH13 8HE	Written Representation	Appeal Dismissed	Prior Approval Required and Refused	

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 21 August 2018

DEVELOPMENT: Erection of a new chalet-bungalow style dwelling with soft and hard landscaping and provision of off street parking.

SITE: Land Adjacent To Eardley Hall High Street Henfield West Sussex BN5 9DA

WARD: Henfield

APPLICATION: DC/17/2587

APPLICANT: **Name:** Mr Graham Halfacree **Address:** 43 Sillwood Road Brighton BN1 2LE

REASON FOR INCLUSION ON THE AGENDA: More than 8 different households have made written representations within the consultation period raising material considerations 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 proposal has been amended from its initial submission scheme (which comprised a contemporary flat roofed two storey three-bedroom dwelling), and now comprises a two-bedroom chalet-style bungalow with two private amenity yard areas, off-street parking for two vehicles, and vehicular access off Park Road.
- 1.3 The proposed development would have a footprint of 6.5m x 9.5m with an overall ridge height of 6m. The proposal would have an eaves height of around 2.7m. The roof form would take on a half-hipped 'Sussex Barn' style and it is proposed to finish the exterior of the barn in dark horizontal cladding, and a slate roof with a dormer window in the eastern roof-slope and roof-lights.
- 1.4 The proposed new dwelling would provide for 2-bedrooms, 2 bathrooms and an open plan living space, sufficient space for 2 off-street tandem parking spaces, bin store and cycle store. In addition, the proposal would provide some 23.75sqm of garden space to the eastern side and a further area of around 25sqm to the northern side of the new dwelling.

DESCRIPTION OF THE SITE

- 1.5 The application site forms the rear part of a larger site comprising Eardley Hall, which fronts onto the Henfield High Street. The host building includes a current vacant commercial premises at ground floor and first-floor residential units. To the rear is a fully paved yard within which sits a former refrigeration unit that was part of the former butchers who occupied the ground floor unit as well as other small storage structures. This rear yard can be accessed from two sides, via a shared access from the High Street to the east and via a second access point to the north onto Park Road. The High Street access that also leads to Get Fit Hut, a small fitness studio to the south of the application site as well as other premises / properties in close proximity to the site. Park Road to the north is a privately maintained no-through-road providing access to a number of residential properties, and is a designated public right of way.
- 1.6 The application site covers an area of around 176sq.m and incorporates the vehicular access off Park Road to the north. The site adjoins built development and residential amenity space / gardens on all sides, and is enclosed by various boundaries and gated means of enclosure. To the north-western side is a small electrical sub-station.
- 1.7 The site's western boundary adjoins the residential property and garden of the Grey House and its associated holiday-let cottage 'Whistle Stop'. To the south, there is a small gym / training studio 'Get Fit Hut' in a former out-building that adjoins the rear walls of The Henfield Club and Southdowns House, both of which are grade II listed buildings, and an associated parking yard.
- 1.8 Directly to the south of the application site is another former out-building that appears to be in some form of small-scale commercial use. To the east, the site boundary would be some 3.5m off the rear wall of Eardley Hall itself. The existing cold-stores within the site which adjoin the northern boundary have a current boundary height 2.5m – 3.5m, and border the rear yard/garden to Pump House beyond. Additional trellising is noted along this boundary, which adjoins rear residential gardens and the garage of Ansty House, Pump House Studio, Little Pump House and Pump House.
- 1.9 The site lies in the Henfield Conservation Area, and adjacent to a linked listed buildings to the south at Southdown House and Henfield Club. Further listed building sit opposite the High Street to the east, but are not readily visible from within the site other than in a narrow glimpse down the eastern access point onto the High Street. The recently adopted Conservation Area Appraisal and Management Proposal (2018) lists the host building of Eardley Hall, and Pump House / Ansty House, a number of buildings running north along Park Road and The Grey House, Ashley House and Holly House along Cagefoot Lane as being 'positive buildings'.
- 1.10 Permission has been granted to convert the first-floor of Eardley Hall from its former part-residential, part community hall use fully into residential use, forming 2x 2-bed flats (DC/16/2874 – March 2017). It is noted that planning consent did not provide any parking for either of the 2-bed flats that were granted permission, owing to the village centre location of the site.

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 14 - Shop Fronts and Advertisements
- 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 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

2.4 Supplementary Planning Guidance:

Henfield Conservation Area Appraisal and Management Plan – January 2018
Henfield Parish Design Statement

2.5 RELEVANT NEIGHBOURHOOD PLAN

The Henfield Neighbourhood Plan is undergoing review following a High Court Judgement which quashed the 'Made' plan in 2016. No revised Plan has been yet produced for public consultation.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2874	Change of use from former Community Hall to self-contained flat and external alterations. Increase existing rear one bedroom flat to a two bedroom flat.	Application Permitted on 16.03.2017
DISC/17/0379	Approval of details reserved by condition 3 to approved application DC/16/2874	Application Permitted on 21.05.2018

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

- Conditions would be advised to secure hard and soft landscaping details, including boundary treatment

3.3 HDC Conservation: No Objection to revised scheme:

- The revised proposal reflects a secondary building that one might expect to find on a backland plot such as a stable or workshop. Unfortunately the detailing of the building is a little too domestic to be convincing. It is suggested that the dormer is

omitted from the elevations to ensure the roof appears as a simple form when viewed through the conservation area. As this is serving the bathroom it is assumed there would be a requirement to obscure the windows which would increase the domestic appearance of the building. A simplified dormer such as a traditional barn-style hay loft might be acceptable.

- All other aspects of the proposal are acceptable. Conditions are suggested with regards to materials and detailing.

Following further revisions to the dormer window:

- Following final amendments, the conservation officer is satisfied that the building would not appear overly domestic and appears more reminiscent of an ancillary outbuilding.

OUTSIDE AGENCIES

3.3 **WSCC Highways:** Comment:

- Comments are for advice only as the proposed access is via Park Road, a private road. Access to the maintained highway network would take place at an established junction between Park Road and High Street, with Park Road noted to be a no through road serving a significant number of dwellings. It would not be considered that this proposal will result in a material intensification of use at the access point onto the maintained network.
- The site is sustainably located within walking and cycling distance to a range of public services and amenities within Henfield. Having consideration for the sustainable location one car parking space would be considered adequate to meet the needs of a development of this size in this location.
- Amendments have been made so that two cars can be parked in tandem adjacent to an electricity substation. Changes to how the substation is accessed have also been proposed to allow such a parking arrangement to be practical. It is confirmed that two car parking spaces would be considered adequate to meet the need of a dwelling of this size in this location.
- The footprint of the dwelling would result in the loss of some parking/servicing area. The Local Planning Authority should consider the amenity implication of this.
- The Local Highways Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore it is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.
- If the Local Planning Authority is minded to grant planning consent conditions would be advised to secure the parking space provision prior to first occupation and provision of covered and secure cycle parking prior to first occupation.

[Nb Paragraph 32 of the NPPF has been superseded by paragraph 109 of the new NPPF (2018) which similarly advises that 'development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe']

3.4 **Southern Water:** Comment:

- There is a public foul sewer located within the access to the application site (along Park Road) with exact location to be determined by developer / applicant – no tree planting or development to be located within 3m either side of the sewer, no soakaways to be located within 5m of the sewer and all infrastructure should be protected during the course of the construction works

- No stated details of means of disposal of foul drainage, and the applicant / developer needs to make suitable provisions for the disposal of surface water disposal – details are advised to be sought by appropriate planning condition.

PUBLIC CONSULTATIONS

3.5 **Parish Council:** Objection

Objection due to non-conformity with HDPF policies: 7 (para 5 and 7), 12, 13, 25, 32, 33 and 34, as well as para 134 of NPPF (2012) [Nb Para 134 of the NPPF 2012 has been superseded in near identical form by para 196 of the new NPPF 2018)

3.6 The re-consultations in April 2018 on the revised barn-style, chalet-type scheme raised representations from 12 neighbouring and nearby properties. The following objections have been received:

- Unsuitable scale / Intrusive back-land development / cramped
- Development should be subservient to host building and adjoining properties / wider out-buildings in vicinity are subservient in form, scale and height – usually with flat roofs and eaves at ground floor / door height
- Detrimental to neighbouring amenities / Overbearing / Disturbance / Overshadowing / loss of light / loss of privacy
- Detrimental to character / appearance of Conservation Area and Listed Buildings / does not relate sympathetically
- Contrary to planning policies
- Lack of parking / loss of existing parking
- Loss of trees
- Incorrect / misleading information submitted on plans / greater impact on The Grey House than shown on plans / trees incorrectly shown / proposed height some 6.5m and a near 10m long wall some 3m in height along The Grey House boundary
- Proposal has not overcome objections raised as part of the superseded proposal
- Reference to the approved Henfield Conservation Area Appraisal, excluding the chalet bungalows at 9-13 Park Road 'as they are now perceived differently because of the negative impact of infill development in their setting'

3.7 The following comments are noted in response to the original scheme submitted in November 2017, for a two-storey, flat-roofed contemporary proposal on the site, with letters of objection received from 10 neighbouring properties and 1 letter of support noted:

- Materially and detrimentally affects 1 Bishop Croft and 4 Cagefoot Lane, harm and overbearing impact to sunny walled garden of The Grey House and the rear holiday let Whistle Stop
- Overlooking of The Grey House, flat in Eardley Hall, Pump House Studio and Little Pump House
- Proposed details do not show a section through the site
- Harmful to conservation area
- No consultation with neighbours prior to application
- Contrary to policy (design, conservation area, backland development, inappropriate development) – proposal below the 4 acknowledged distance requirements to neighbouring buildings and properties, and to be located in an area where constant access is required for the electrical substation – potential shortfall of 4 spaces given existing staff parking.
- Loss of parking – area has existing bad parking problems – this will worsen situation by removing some – may adversely affect the viability of the shop whose

employees currently park in the yard, proposal clearly underprovides parking according to WSCC standards

- Disturbance
- Harm to visual amenities of the locality – ugly block, existing context of back yards and gardens limited to single-storey structures
- Appearance and character – proposal is for an urban infill which does not fit within conservation area – scale , mass and bulk relates unsympathetically with CA
- Loss of residential amenity – severe impact, overdominant, overshadowing and loss of light, impact on privacy
- Poor amenity space being provided – overlooked and shaded – fails test of ‘Creating Spaces’ – DOE publication
- Overshadowing - right to light
- Loss of trees – development would likely kill any screening trees – proposal to ‘trim the trees back’ would lead to harm, trees shown incorrectly
- Description as being ‘adjacent to’ inaccurate, as site forms part of the commercial shop, used for parking and storage
- Flaws identified in submitted documents, but none offer mitigating solutions, and overall draws bogus and incorrect conclusions.
- Lack of notification to the management company of Park Road (under private ownership)

Supporting Comment:

- Bold and individual design set well back from the road and will not affect the harmony of the street-scape
- Each era has its own different input and Henfield has seen architectural changes over the years
- Beneficial eco-credentials may inspire others

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:

- 6.1 Since the adoption of the HDPF in November 2015, the Council is able to demonstrate a full 5-year supply of housing land sufficient to meet the needs of the District to 2031, with a forecast that some 750 residential units will come forward by way of windfall sites, such as the application site (Policy 15).
- 6.2 The application site is located within the built up area of Henfield, which is classed under Policy 3 of the Horsham District Planning Framework (2015), within the category of ‘Small

Towns and Larger Villages', where a good range of services and facilities, strong community networks and local employment provision are available.

- 6.3 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.
- 6.4 Having regard to the location of the proposal within the built up area, in principle alone, the proposal is considered to accord with adopted local planning policies, subject to all other material considerations as discussed below.

Design and Appearance:

- 6.5 Policy HDPF 3 requires any development to be appropriate in nature and scale to maintain the characteristics of a settlement. Policy 32 of the HDPF requires new development to 'Complement locally distinctive characters and heritage of the district', '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. Furthermore, Policy 25 requires development to protect, conserve and enhance townscape character.
- 6.6 The established grain of the central commercial centre of Henfield village is reasonably densely spaced, with examples of historic barns and out-buildings to the rear of the main street-facing buildings. Noted examples include a barn to the rear of the George Hotel, the adjacent converted utilitarian stores which abut the site to the south of the boundary wall, 'backland' dwellings or holiday cottages such as the Whistle Stop, Brook Cottage, Elm Lodge and The Studio. The established grain of the Henfield village centre is therefore quite tightly-knit and interwoven, and consisting of utilitarian ancillary buildings, service yards punctuated by scattered outbuildings, and residential infills.
- 6.7 The rear and south side of Eardley Hall as existing is dominated by hardstandings and single storey outbuildings of low overall quality, providing for a stark, utilitarian and somewhat disordered appearance. As such this area does not provide for amenity space or any clear sense of openness or order in relation to Eardley Hall that would be desirable to be retained in townscape terms. This site character contrasts with the more ordered residential buildings and gardens to the west along Park Place and Cagefoot Lane, and the High Street to the east. The proposal would sit within this area of hardstanding, immediately rear of Eardley Hall, and would replace three of the storage outbuildings.
- 6.8 The visual appearance of the proposal follows the footprint, form and massing, as well as external materials found in the vicinity of the site, taking account of the chalet bungalows found at the end of Park Road (Nos 9-13), a half-hipped and timber-clad garage facing onto Park Road (No.5 Cagefoot Lane), a residential backland dwelling (The Studio), as well as the rear barn found at the rear of The George Hotel PH.
- 6.9 The proposed materials, also amended as part of the revised barn-style development, would complement the rural setting of the village and would be sympathetic to its historic setting.
- 6.10 The height and character of the proposal would read as a secondary / ancillary structure to Eardley Hall and within the grain of the village centre, and its impact would be somewhat limited by virtue of its location set back from the High Street behind taller frontage buildings, in a position with limited visibility from public vantage points. Furthermore the site coverage is considered appropriate in relation to the wider land rear of Eardley Hall and

retained areas of hardstanding such that the introduction of this dwelling is not considered to form an overdevelopment.

- 6.11 Officers note that the level of accommodation provided within the proposed new dwelling would amount to a gross internal floor area of some 83.6sq.m (excluding the eaves storage), which exceeds the 'Technical housing standards' notes published in March 2015 by the DCLG of 70sq.m for a 2-storey, 2-bed, 3 person dwelling. The main bedroom would have a floor area of some 16sq.m which again exceeds the recommended 11sq.m minimum. Bedrooms would be provided with roof-lights which would provide ample natural daylight and in addition, there would be a casement window to the main bedroom. The living accommodation would be provided with a dual aspect, which is considered to overcome the shallow amenity area to the eastern side. Given the size of the openings provided, and modern interior fit out techniques, this is not considered to lead to a poor quality living space for prospective occupants, with occupants having good access to natural light, outlook and ventilation. Provision of two separate areas of amenity space, again using good design and landscaping, would provide for a reasonable amount of private open space, considering the central location of the site where many adjoining flatted properties and annexes have little or no such space.
- 6.12 Overall, officers consider that the proposal would achieve a cohesive blend between the commercial village core to the east and the residential development to the west. The removal of the existing cold-stores which occupy a significant part of the site would provide a welcome opportunity to rationalise the site, whilst also having a beneficial effect in masking a number of unsightly block walls.

Heritage Impacts:

- 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 (2018) 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 lies within the Henfield Conservation Area, which has been subject to review and expansion in January 2018 through the adoption of the Conservation Area Appraisal and Management Plan (Jan 2018). The identified character area of the 'High Street', in which the application site is located, includes a non-uniform street pattern and character.
- "New development must be sympathetic to its context in terms of its siting, scale (including height, size and massing), materials and details. It should also follow the existing pattern or grain of development, not obstruct important views, and not dominate buildings in the immediate vicinity. Materials should be carefully chosen to complement the Conservation Area's existing palette of materials."*
- 6.15 In principle, owing to its siting back from the edge of Park Road and rear of the frontage buildings along the High Street, the proposal would not disrupt the pattern of development in the locality, where out-buildings and back-land 'development' is noted to have been established. It is also noted that the immediate context of the site exhibits 'traditional buildings with a horizontal emphasis through the use of brick bonds and timber cladding, which the proposed amended 'barn-style' scheme now picks up on.

- 6.16 The removal of the refrigerator units to the rear of Eardley House is welcome to better understand the rear elevation of this building and therefore enhance its local interest
- 6.17 The Council's Conservation Officer has reviewed the amended scheme and considers the character to be that of a secondary building that might be expected on such a backland plot, such as a stable or workshop. Accordingly it is not considered that the introduction of this sensitively designed building within this backland location would result in harm to the character or appearance of the Henfield Conservation Area, or to the setting of the adjacent listed buildings to the south/southeast.

Amenity Impacts:

- 6.18 Policy 33 of the HDPF (2015) seeks to avoid unacceptable harm to neighbouring amenities. Officers acknowledge the comments raised by neighbouring properties regarding loss of amenity and overlooking.
- 6.19 Given the location of the proposed development and its relationship with adjoining properties and land, it is considered that minimal harm would occur to the residential amenities of the nearest established properties to the north-east, the flats within Ansty House and the properties that form Pump House, Little Pump House and Pump House Studio, by way of outlook, loss of privacy or light. The removal of the existing cold stores building would offer an improvement along this boundary.
- 6.20 The most immediate impact is likely to occur to the amenities of the occupants at The Grey House, which shares a common boundary along the western side of the site and which has private amenity space located directly adjacent to the application site. Furthermore, there is a holiday let cottage located to the north-west of the application site, part of The Grey House residential plot.
- 6.21 A site visit confirmed that the application site is set lower than the garden level to The Grey House to the west, with the internal floor level and a rear patio to The Grey House being higher still. The western boundary brick wall to the site along the western wall was measured at some 2m in height from the application yard, whilst the block wall adjoining the site to the south has a height of just under 3m.
- 6.22 Officers note the staggered building lines, the changes in ground level between the application site and The Grey House, and the boundary wall height. It is further noted that the proposed dwelling is inset from the boundary wall with the eaves broadly level with the top of the adjacent rear doors to The Grey House. Furthermore, it was noted from the site visit that The Grey House has a short flank wall to their rear patio area that sits taller than the proposed eaves line beyond. This flank wall already encloses the outlook to The Grey House. Given these circumstances any loss of daylight from the proposed dwelling would not be readily perceptible whilst any impact on sunlight would be limited to a small reduction in the early mornings in the worst case. As such any loss of light would be of minimal impact and not sufficient to appreciably harm the amenities of The Grey House.
- 6.23 In terms of outlook, the existing flank wall to The Grey House already constrains some outlook to their rear doors and patio towards the application site. Given the low eaves line relative to these doors, the proposed 45 degree roof pitch, and half-hipped roof form, it is not considered that any loss of outlook would be significant, or that the proposed building would be otherwise oppressive to the amenities of The Grey House. Furthermore, in terms of privacy impact the position of the first-floor roof-lights are above eye level and will not lead to any loss of privacy or increased overlooking towards The Grey House.
- 6.24 Some impact is potentially noted to the first-floor residential property within Eardley Hall, where there is currently one habitable room looking out over the application site. At first-floor level, the resulting bulk and massing of the resulting roof-line to the barn-style dwelling

would be sloping away and visually receding, thus reducing the direct level of harm to the residential amenities therein. The height of the roof-lights being above eye level within the new dwelling, and the obscure-glazed nature of the dormer window also address potential amenity harm such that the impact is considered acceptable.

- 6.25 The ground floor to Eardley Hall remains in commercial use, so the close proximity of a new boundary wall would not lead to any adverse harm to the amenities of the commercial occupants.

Highways Impacts:

- 6.26 Policy 40 of the HDPF 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. Paragraph 109 of the new NPPF (2018) advises that 'development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 6.27 The proposal would rely on an existing vehicular access, being Park Road, to access the public highway network. The proposed two parking spaces in itself is considered to meet the parking needs of a proposed 2-bed dwelling in a village centre location, with the access over an established private no-through-road not considered to lead to a material intensification of use at the access point to a publically maintained highway network.
- 6.28 The potential loss of servicing / parking area of the existing commercial unit at Eardley Hall is noted, but the LHA have not raised any comments or objections relating to a potential 'severe' and adverse impact on the operation of the public highway network as a result. It is noted that application DC/16/2874, concerning the conversion of the first-floor space at Eardley Hall, was considered to be acceptable with no parking provision to the flats, considering the town centre location and provision of services, close public car parks and public transport options. On this basis the proposed parking arrangements are considered acceptable having regard the size, nature and location of the residential accommodation being proposed.

Other Matters:

- 6.29 The site is outside the defined Shopping Centre for Henfield and would not result in any impact on the centre.
- 6.30 Biodiversity:
HDPF policies 2, 25, 31 and 33 require consideration and protection of the district's natural and landscape qualities and settings. In this instance, the application site itself presents no current benefits to ecology or biodiversity as it is entirely paved. The two adjoining trees within the boundary of the Grey House are noted, as is their proximity to the boundary wall, however these would not be impacted by the proposal. The existing boundary brick wall is considered to pre-date the planting of the trees and so their root growth would already have been halted by the brick wall and the concrete yard area, being instead directed within the garden area rather than encroaching into the application site.

Conclusions and Planning Balance:

- 6.31 In conclusion, the amended proposal has been considered within the context of the new NPPF and the presumption in favour of sustainable development, and Local Policies set out within the Horsham District Planning Framework (2015).

- 6.32 The character, form and scale of development has taken account of the wider character of the area, and is considered to relate well to the immediate scale and context of the site, including the Henfield Conservation Area and the setting of the nearby listed buildings. Overall, whilst there would be an increased level of development across the site, this could be accommodated within the plot without leading to undue harm to the townscape pattern.
- 6.33 Furthermore, direct overlooking and general amenity harm to neighbouring properties has been addressed by way of the proposed site layout, site levels, existing boundary and development heights, and the use of obscure-glazed side windows and high level roof-lights.
- 6.34 The proposal would therefore be in accordance with HDPF policies 2, 3, 24, 25, 31, 32, 33, and 34, as well as 40 and 41.

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	120.5	0	120.5
Total Gain			
Total Demolition			

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

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

Approve subject to the following conditions:

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

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials

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

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of adjacent properties during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (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 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).

- 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 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).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until the following details have been submitted to and approved by the Local Planning Authority in writing and all details hereby permitted shall be retained as such thereafter.

a. 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, clay tile or natural slate undercloaks, bonnet hip and valley tiles and hogs back or half round ridge tiles.

b. The new windows fitted in the extension shall have flush fitting casements if manufactured in timber or plastic.

c. Roof lights shall be metal framed and sit flush with the roof slope. Timber framed roof lights will not be acceptable.

d. Rainwater goods will be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the character, appearance and integrity of the building does not prejudice the special character of the Henfield Conservation Area and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of the development hereby permitted, full details of the hard and soft landscaping works, including boundary hedging, gates, lighting and means of enclosure, 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).

- 9 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the east facing dormer window shown on Plan. 880-73 G has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of the window shall be retained permanently thereafter.

Reason: To protect the privacy of the residents at Eardley Hall in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the parking and access facilities shall have been implemented in accordance with the approved details as shown on plan 880-70 rev G and shall be thereafter retained as such.

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

- 11 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking and refuse storage facilities serving it have been constructed and made available for use in accordance with approved drawing number 880-70 rev G. The cycle parking and refuse storage facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles and storage of refuse in accordance with Policies 32, 33 and 40 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary infrastructure to enable superfast broadband speeds of 24 megabites per second through full fibre broadband connection shall be provided to the premises.

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

- 13 **Regulatory Condition:** 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, to protect the amenity of adjacent properties and to ensure sufficient private amenity space is provided in accordance with Policies 33 and 34 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 occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/2587



Not Set

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	09/08/2018
SA Number	100023865

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 21 August 2018

DEVELOPMENT: Erection of a new chalet bungalow with associated parking

SITE: Land Rear of 1 and 2 Parbrook Cottages Parbrook Billingshurst West Sussex RH14 9ET

WARD: Billingshurst and Shipley

APPLICATION: DC/18/0957

APPLICANT: **Name:** Mr and Mrs A and G Wadey **Address:** Stone House Daux Avenue Billingshurst West Sussex RH14 9SZ

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 grant 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 planning permission for the erection of a chalet bungalow with 3 bedrooms (offering flexible accommodation for disabled persons on the ground floor) and associated parking, including 2 standard spaces and 1 disabled space. The bungalow would be located in the north east corner of the site with parking to the north west of the site. The dimensions of the proposed dwelling are approximately 11m (W) by 7.6m (D) x 5.93 (H).

1.3 The application proposes a chalet bungalow comprising ground floor accommodation including 1 bedroom with en-suite, living/Kitchen, and cloakroom. The first floor comprises two bedrooms (both en-suite). The dwelling would have brick elevations at ground floor with weatherboard cladding at first floor under a pitched eternity tiled roof with terracotta ridge tiles. Two dormer windows with lead cheeks are proposed within the north elevation to the first floor bedrooms. Three sun tubes are proposed within the southern roof profile serving the bathrooms and hall. A high level ground floor window is proposed in the west elevation. The proposals include a porch canopy to the front access.

DESCRIPTION OF THE SITE

- 1.4 The application site comprises a vacant area of land within the Built up Area Boundaries of Billingshurst. The site is surrounded to the south west, south and east by neighbouring residential properties within the development known as The Willows, and shares a common side and rear boundary with 10 – 13 The Willows. To the north, on the opposite side of the access road there are 3 residential dwellings, and beyond these the access road extends further west and serves the 14 residential dwellings located in Centurion Close. Number 10 Parbrook is located approximately 14.5 m from west boundary of the application site.
- 1.5 The application site falls near to but outside of the defined Flood Zone 2 area, the boundaries of which are located immediately to the east and south of the application site. There are no trees on the application site; there are two trees subject to Tree Preservation Orders within the garden area of 10 The Willows.
- 1.6 The adjacent site previously known as ‘Buttercup Cottage’ 1 Parbrook, to the north of the application site has been redeveloped under DC/15/1381 through the erection of 2 x 1 bed cottages and integral parking (including visitors further parking bays to be provided for existing properties owned by the applicant); alterations to the neighbouring site to the east of the application site also in the applicants ownership have been approved under DC/16/1406.

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 2018**

- 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 16 - Strategic Policy: Meeting Local Housing Needs
 Policy 18 - Retirement Housing and Specialist Care
 Policy 32 - Strategic Policy: The Quality of New Development
 Policy 33 - Development Principles
 Policy 36 - Strategic Policy: Appropriate Energy Use
 Policy 38 - Strategic Policy: Flooding
 Policy 40 - Sustainable Transport
 Policy 41 - Parking
 Policy 42 - Strategic Policy: Inclusive Communities

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 The Parish of Billingshurst has been designated as a Neighbourhood Development Plan Area however there is currently no Made Plan for the Parish.

- 2.5 **PARISH DESIGN STATEMENT**

The Parish Statement seeks to improve the quality of new development and requires the development to complement the varying character and heritage of the district as defined in the Parish Design Statement which was produced to indicate the areas of good design applicable to locally distinctive areas.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/17/1762

Erection of two storey four bedroom dwelling with visitors and carers accommodation

Application Refused on 03.10.2017

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 Drainage Engineer:** No Objection. Any proposed drainage facilities will be determined by compliance with the current Building Regulations.

OUTSIDE AGENCIES

3.3 **WSCC Highways:** No Objection. The LHA does not consider that this 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 there are no highway capacity or safety concerns to resist the proposal.

3.4 **Southern Water:** No Objection

3.5 **Billingshurst Parish Council:** No objection

PUBLIC CONSULTATIONS -

3.6 8 representations have been received objecting to the application on the following grounds:

- Parking and loss of parking
- Design and character
- Landscaping
- Overdevelopment
- Chalet Bungalow definition
- Flooding
- Emergency services access
- Separation distance
- Amenity, noise, loss of light, privacy
- Heave and shifting
- Unsympathetic design / cramped and overbearing
- Disabled and cares accommodation and location
- Parking to Yew Tree and Fox Glove Cottages (DC/16/1406)

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The main issues are the principle of the development in the location and the effect of the development on:

- The principle of development
- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties
- The parking and traffic implications for the development
- The quality of the resulting residential environment for future occupiers

Principle

- 6.2 Policy 3 (Development Hierarchy) of the HDPF states that the district has a distinct settlement pattern which should be retained and enhanced. It states that development will be permitted within towns and villages which have a defined built up area boundary (BUAB) where any development will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy set out within the policy. The application site is located within the defined built up area of Billingshurst and is therefore considered to be appropriate development.

Character and appearance

- 6.3 Horsham District Planning Framework (HDPF) Policies 32 and 33 seek to promote development of high quality and inclusive design for all development in the district, ensuring that it is complementary of local distinctive character and heritage, integrating with their surroundings. Furthermore, these policies ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant, relates sympathetically with the built surroundings.
- 6.4 The application seeks to erect a 1 x 3 bedroom dwelling to the rear of numbers 1 and 2 Parbrook Cottages, and to the rear of numbers 11-13 The Willows. It is noted that number 13 The Willows has relatively short rear garden area ranging from 7.5m to 12.5 m in depth, whilst the rear garden areas of 11 and 12 The Willows are longer and as such create a greater separation distance between the existing dwellings and the proposed dwelling. The proposed dwelling would be located approximately 14.5 m from number 10 Parbrook, located to the west of the application site.
- 6.5 The application currently under consideration has been submitted following the refusal of DC/17/1762 in October 2017, which proposed a two storey dwelling with associated parking. The application was refused for the following reason:

'Having regard to the layout of the proposal, in particular the form and scale of new dwelling, the relationship with site boundaries and the pattern and character of the surrounding development, the proposal represents an unsympathetic cramped and overbearing form of development which together with the unsympathetic design would be detrimental to the visual amenities and traditional character of the area and the amenities of neighbouring occupiers of The Willows. The proposal is thus contrary in particular to policy 33 of the Horsham District Planning Framework 2015'.

- 6.6 The relationship with the neighbouring properties to the rear of the application site was considered unacceptable representing an unsatisfactory form of development resulting in overdevelopment of the site and creating a cramped relationship with the existing dwellings. The vertical mass of the dwelling and relationship with 11 & 12 The Willows was considered to be unacceptable resulting in an overbearing impact.
- 6.7 The current application differs from the previous development proposals for a two storey dwelling previously refused. The overall height has been reduced from approximately 7.35m to 5.9m and the footprint has been reduced from 9m (D) x 12m (W) to 7.6m (D) x 11m (W); the dwelling has also been re-located marginally within the plot to move it away from the rear of 11 and 12 The Willows, and from the rear of 1 & 2 Stane Street. At the closest point the separation distance is approximately 17m from the rear of 12 The Willows to the proposed dwelling increasing to 22.4m at the intersection between the pair of semi-detached dwellings (11 and 12 The Willows) and 18m between the rear of 11 The Willows and the proposed dwelling. The separation distance between number 10 Parbrook and the proposed dwelling is approximately 14.5m. The recommended separation distances to rear facing window to window relationships is 21m and 10.5m between flank elevations and any windows serving a habitable room in the adjoining property where habitable rooms exist; it is advised however that there are no rear facing windows in the south elevation of the proposed dwelling which proposes sun tubes within the roof, and just one high level window within the west elevation facing 10 Parbrook. It is therefore considered that the reduction in three dimensional mass (height, depth and footprint) and the repositioning of the proposed dwelling within the site boundaries, and the improved relationship with neighbouring properties is acceptable, and that the design and location of the proposed dwelling has overcome the previous concerns relating to the overbearing impact and the overdevelopment of the site.
- 6.5 The proposal therefore represents a sympathetic form of development which would be in keeping with the character of the surrounding area and would be suitable for the plot size, in accordance with policies 32 and 33 of the HDPF.

Impact on neighbouring amenity

- 6.6 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. The proposed chalet bungalow would be positioned away from the boundaries when compared to the previous scheme and the relationship with neighbouring properties is now considered to be acceptable.

Highways Impact

- 6.7 The Highway Authority has advised that vehicular movements in this location would be low-speed in the context of the existing road layout. There are no apparent visibility issues at the point of access onto the public highway or at the junction with Parbrook. The proposed parking layout is considered sufficient for the scale of development being proposed and no adverse impact on the highway network would result.
- 6.8 It is acknowledged that concerns have been raised regarding the loss of informal parking within the current vacant land. The proposed development would though provide sufficient on-site parking to meet the demands it would create. A refusal of planning permission of the grounds of displaced parking associated with existing development in the locality (and not that being proposed by this current planning application) could not be substantiated.

- 6.9 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	141.82	0	141.82
		Total Gain	141.82
		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.

Conclusion

- 6.10 The visual, amenity and highway impact of the proposal are considered acceptable and the proposal accords with relevant local and national planning policies.

7. RECOMMENDATIONS

- 7.1 That planning permission be granted subject to the following conditions:-

1 Plans

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

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

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

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

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

- 4 Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (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).

- 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 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).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the measures to facilitate the provision of high speed broadband internet connections to the development have been submitted to and approved in writing by the local planning authority, details shall include a timetable and method of delivery for high speed broadband of each dwelling/unit. The delivery of high speed broadband infrastructure shall be implemented in accordance with the approved details.

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

- 8 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that dwelling (or use) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.
- Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 10 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.
- Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 11 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of the parking turning and access facilities shall be submitted to and approved by the Local Planning Authority in writing. The building/dwelling shall not be occupied until the approved parking, turning and access facilities have been fully implemented. The parking turning and access facilities shall thereafter be 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).
- 12 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.
- Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).
- 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, or F 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 constraints 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 occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

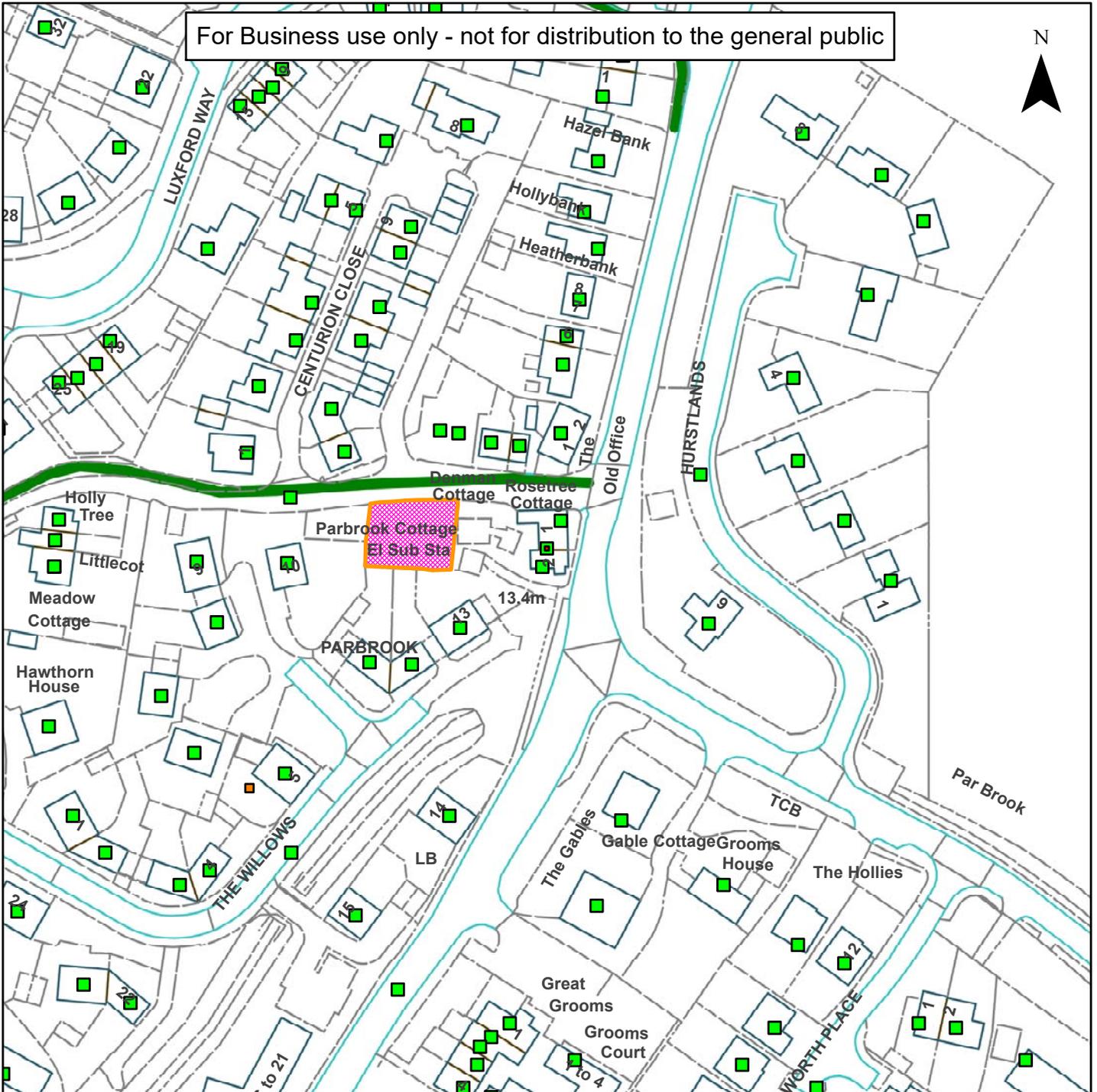
Background Papers: DC/18/0957
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Comments	Not Set
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**Horsham
District
Council**

PLANNING REPORT COMMITTEE

TO: Planning Committee South

BY: Head of Development

DATE: 21 August 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 Storrington & Sullington Parish Design Statement 2010

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 **Storrington, Sullington and Washington Neighbourhood Development Plan:** A Draft Plan has been submitted for the Storrington, Sullington & Washington Neighbourhood Plan 2017-2031. The Plan is at Regulation 18 examination stage and has been examined by an Inspector who has made comments. The Inspector requires some matters to be dealt with by the way of written representations, and a public hearing is to be held later this year to address further matters raised by the Inspector. Given the draft Plan is at examination stage, it is considered to carry moderate weight in decision making. The relevant policies of the draft Storrington, Sullington and Washington Neighbourhood Development Plan are as follows:

- Policy 1: A Spatial Plan for the Parishes
- Policy 14: Design

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

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:** Objection.
This existing dwelling known as St Josephs does have an imposing influence within the setting of the Grade II Listed Building of Lady Place, and does lead to harm. The proposal to build a first floor extension will effectively exacerbate the situation and would therefore increase the level of harm to the setting of Lady Place.

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 In addition, draft Policy 14 of the Storrington, Sullington, and Washington Neighbourhood Plan states that the scale, density, massing, height and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the Storrington and Sullington Parish Design Statement. As the Neighbourhood Plan is currently at examination stage, only moderate weight can be given to this policy, however it does provide an indication of the design principles appropriate to the Parish.
- 6.5 The principles guiding the Storrington and Sullington Design Statement include the preservation of the character and landscape of the area and retention of character properties; development should reflect the traditional architecture of Sussex and in parts of Storrington and Sullington should add visual interest to individual designs; and development should use traditional and locally sourced materials wherever possible.
- 6.6 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.
- 6.7 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.
- 6.8 The proposal would utilise matching materials and form which would integrate the addition within the context of the application dwelling. While noted that the Parish Design Statement recommends the use of traditional vernacular and materials, it is acknowledged that the dwelling is of a relatively modern design which in its current form lacks traditional features or materials. On this basis, the use of traditional features is not considered appropriate in the context of the application dwelling. Therefore, it is considered that the design of the extension, reflecting the vernacular of the modern dwelling, as well as the use of matching materials to the existing, is considered appropriate in this context.

- 6.9 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) and draft policy 14 of the Storrington, Sullinton and Washington Neighbourhood Development Plan.

Amenities and sensitivities of neighbouring properties and occupiers

- 6.10 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.
- 6.11 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.
- 6.12 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

- 6.13 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.
- 6.14 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.
- 6.15 The Council's Conservation Officer has objected to the proposed first floor extension on the basis that the existing dwelling of St Josephs already has an imposing influence within the setting of the Grade II Listed Building known as Lady Place, with the resulting first floor addition exacerbating this situation and increasing this harm. The concerns of the Conservation Officer have been fully considered however in this instance, given the impact of the existing building on the setting of Lady Place, it is not considered that the proposed extension would result in increased harm. Although set on the boundary, it would replace an existing single storey gable ended roof that sits directly adjacent to the boundary, and would remain significantly subservient in depth and height to the main two storey side elevation of St Josephs. As such it would read as a smaller side extension to the host property, rather than a continuation of the existing large side gable end. On this basis, given the subservient scale of the extension, it is not considered that it would be as imposing as would be the case if the existing main gable was extended to the boundary, and as such is not considered to result in further harm to the setting of Lady Place.
- 6.16 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

- 6.17 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

- 6.18 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) and draft policy 14 of the Storrington, Sullington and Washington Neighbourhood Development Plan.

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 Policies 33 and 34 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.

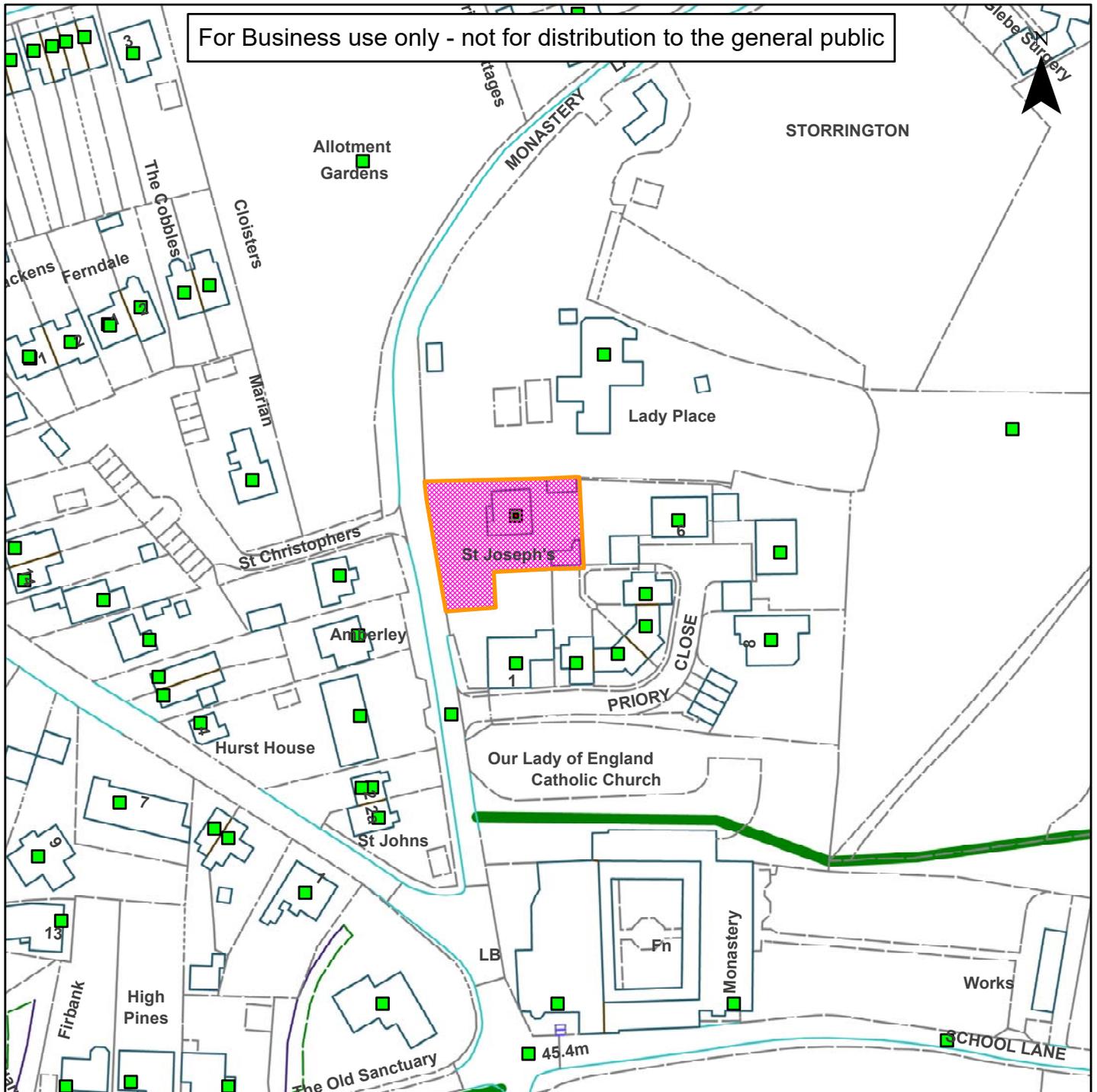
Reason: To preserve the special character of the heritage asset for the future and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0690



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Scale: 1:1,250

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Department	
Comments	Not Set
Date	09/08/2018
SA Number	100023865

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 21 August 2018

DEVELOPMENT: Change of use from agricultural land to use for 4 x travelling showpeople's plots

SITE: Honeybridge Lane Dial Post West Sussex RH13 8NX

WARD: Cowfold, Shermanbury and West Grinstead

APPLICATION: DC/17/0387

APPLICANT: **Name:** Rockwell (Sussex) Ltd **Address:** Honeybridge Lane Dial Post RH13 8NX

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: That the Local Planning Authority advises the Planning Inspectorate that it would be minded to approve planning permission, subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

- 1.1 To consider the planning application to enable the Local Planning Authority to provide a recommendation to the Planning Inspectorate as to how the application would have been determined, in the event that an appeal for non-determination had not been lodged.

DESCRIPTION OF THE APPLICATION

- 1.2 This application seeks full planning permission for the provision of a Travelling Showpeople's site with the site divided into four separate yard (plot) areas. Each plot area would accommodate 4 mobile homes, Plots 1, 2 and 4 would also accommodate space for 2 touring caravans and Plot 3 would accommodate space for 3 touring caravans. Each individual plot would have a gravelled storage and maintenance area and a recreation area laid to grass. A central gravelled access with individual spurs separates each plot area. Overall, there would be sixteen mobile homes provided within the wider site boundaries and provision for nine touring caravans.
- 1.3 The proposal also seeks to provide a 4m – 5m tapering earth bank (wild flora mix) along and within the west boundary of the site, adjacent to the A24 Worthing Road and sited along the north / south axis. Fences (type A) 2m high, close timber board and (type B) 1.2m high, timber post and rail, are proposed around the plots and site. A minimum of one parking space per mobile home is proposed. Refuse and recycling storage is proposed to include 6

x 240 litre wheeled bins and storage areas within each plot. Light bollards approx. 800mm high 100mm diameter are proposed at the corner of each plot.

- 1.4 It is advised that the access arrangement has been designed to accommodate a 25.9 metre articulated vehicle, replicating the largest vehicles for travelling showpeople.
- 1.5 The scheme as originally submitted was for five travelling showpeople plots comprising 17 static caravans and 11 touring caravans. In response to concerns received as part of the application process the number of plots and both static and touring caravans were reduced, as set out above.
- 1.6 It is advised that HGVs associated with the travelling showpeople will enter and depart the site once per year. At the start of the show season, the HGVs will depart the site and only return at the close of the season. For the remaining months, the site will be unoccupied during show periods and will be occupied similar to private residential units during non-show periods.

DESCRIPTION OF THE SITE

- 1.7 The application site has a site area of approximately 3.6ha, and is located in a rural location outside of any Built up Area Boundaries or defined settlements, and is thus located within the Countryside. The nearest settlements are within the Built up Area Boundaries of Ashington (1.47miles from site), Partridge Green (2.32miles from site) and Chiltington Common (2.84 miles from site).
- 1.8 The application site is bounded by Honeybridge Lane and Old Barn Nurseries to the north, Honeybridge Caravan Holiday Park (6.27 ha) to the east, Woodmans Barn Farm and associated fields and gallop immediately south of the site and the A24 dual carriageway (Worthing Road) to the west.
- 1.9 The application site is predominantly flat although land levels gently rise to the south. The entrance to the site is from the northern boundary (Honeybridge Lane) with a field gate and wide bell mouth access. The site is bounded by a hedgerow and trees of differing heights along the site boundaries. Views can be glimpsed of the site from the A24. To the east of the site are further hedgerows with a steep bank running along the boundary to Honeybridge Caravan Holiday Park (100 static pitches). There are two existing bunds within the site on the South West and North West boundaries. There is Ancient Woodland (Woodland West of Grindlers Wood) beyond the boundary of the holiday caravan park, located to the east. Right of Way (ROW1874) is located to the south of the appeal site approx. 212m away.
- 1.10 The surrounding pattern of development is characterised by open fields and countryside with rural commercial / agricultural uses and sporadic residential dwellings. 'Platts Green Cottage' is a Grade II listed building which is located 131m from the northern boundary of the appeal site. The significance and setting of this listed building is not considered to be affected by the appeal proposals given the distance and relationship to it.

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 21 - Strategic Policy: Gypsy and Traveller Sites Allocations
- Policy 22 - Gypsy and Traveller Sites
- Policy 23 - Strategic Policy: Gypsy and Traveller Accommodation
- 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 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities

Supplementary Planning Guidance:

- 2.3 The Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) (Preferred Strategy) – published for a six week consultation period between 1 December 2017 and 26 January 2018.

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 The Parish of West Grinstead Parish is designated as a Neighbourhood Development Plan Area.

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.5 The recent and relevant planning history relating to the site is as follows:

DC/15/0807	Change of use from agricultural land to use for 5x travelling showpeoples plots. Application withdrawn 17.06.2015.
DC/16/1340	Change of use from agricultural land for change of use to 5 travelling showpeoples plots. Application withdrawn 10.10.2016.
DC/17/0387	Change of use from agricultural land to use for 4 x travelling showpeoples plots. Not Determined – Subject to the current 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 Strategic Planning:** No objection:-

In terms of need for travelling showpeople in the District, the questionnaires carried out as part of the consultation work for the “Gypsy, Traveller and Travelling Showpeople Draft Site Allocations” document during 2016 and 2017 identified a need for 3 families who were resident within Horsham District and 3 families who were resident in the South Downs National Park, which is a separate planning authority.

This is in addition to the work that was undertaken in 2012 in the “Gypsy & Traveller Accommodation Needs Assessment”, which concluded there was no backlog for travelling showpeople but a requirement for 1 extra plot by 2027.

Therefore, there is an identified total District need for travelling showpeople of 4 plots.

In addition, the council will liaise with the South Downs National Park Authority, as part of the Local Plan Review, with regards to how best to accommodate the travelling showpeople need that was identified within the South Downs National Park area.

3.3 HDC Landscape Officer – Object:-

The overall effect of the present proposal on the landscape character and visual amenity of the residents of the caravan park has been assessed (using Guidelines for Landscape and Visual Impact Assessment 3rd Edition) as being significant. This, combined with the lack of information relating to the bunds, topography and planting means I could not support this current proposal on landscape grounds.

However, there could be measures introduced to lessen / mitigate against this harm which could include measures such as (but not limited to) – extra internal planting to soften the urbanising effect, relocation of maintenance areas away from the boundary with the caravan park, noise abatement fencing around these areas, restrictions on night movements and planting introduced on the bunds to help soften the effect.

3.4 HDC Drainage Engineer – No objection:-

If planning permission is granted drainage conditions should be applied before any works commence on site, that show full details of the measures to dispose of both foul and surface water and also include an agreement in place for the ongoing maintenance of the SuDS system over the lifetime of the development.

3.5 HDC Environmental Health – No objection:-

However in order to ensure the development remains appropriate for its rural context it is recommended that appropriate conditions are applied to prevent any commercial activities, importation and storage of any materials and vehicles.

3.6 Ecology Officer: No objection, subject to the imposition of conditions.

3.7 Conservation Officer: No objection. It is considered that the proposed plots for travelling showpeople and the associated earth bund will not affect the setting of Platts Green Cottage, the listed building to the north.

OUTSIDE AGENCIES

3.8 WSCC Highways: No Objection:-

Following the submission of additional information subject to conditions relating to vehicular access, and visibility splays and the submission of a construction management plan being provided prior to first occupation of the site.

3.9 **Southern Water: Comments:-**

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDSA rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Councils' technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge the surface water to the local watercourse.

PUBLIC CONSULTATIONS

- 3.10 11 letters/emails of objection were received in total when the application was originally submitted (including 3 letters from the same households) with a further 6 objections received in respect of the amended scheme (total of 17 objections from 9 households). The letters/emails received raise the following concerns:

Summary of Consultees and Representees:

- Adjacent to listed building
- Highway safety / Increase traffic
- Local lanes (width and strength) not adequate for type / passing of vehicles
- Impact on verges
- Noise and Disturbance
- Impact on amenity of local residents and holiday makers on adjacent caravan site.
- Visual Impact
- School buses full / No public transport to schools
- Sound Proof Fence should go round whole site.
- Flooding
- Lack of need
- Unsustainable location
- Lack of drains and sewers

PARISH COUNCIL

- 3.11 **West Grinstead Parish Council:** object to the application on the following grounds:-.

- Highway safety concerns
- Flood risk
- Noise
- Lack of school / health facilities
- No access to public transport
- Need

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

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

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

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

6. PLANNING ASSESSMENTS

6.1 The main issues in the consideration of the application are:-

- Principle of development
- Impact on the character and appearance of the area
- Impact on the privacy and amenity of the occupiers of neighbouring properties
- The effect if the proposed development on nature conservation interests.
- Highway safety
- Sustainability
- Overall planning balance

Principle of development

6.2 In 2015, the government published its 'Planning Policy for Traveller Sites' (PPTS) to be read alongside the NPPF. The overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled communities.

6.3 The PPTS document provides a definition of both 'gypsies and travellers' and 'travelling showpeople' for the purposes of planning policy. Horsham District Council has therefore used these definitions for the purposes of this document.

- Gypsies and Travellers: 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'; and
- Travelling Showpeople: 'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.'

6.4 For the purposes of planning policy, "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which Annex 1 to the PPTS advises may / will need to incorporate space or to be split to allow for the storage of equipment.

6.5 The Council is required to set plot targets for travelling showpeople (as well as pitch targets for gypsies and travellers) as defined in Annex 1 of the PPTS which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

6.6 The PPTS requires local authorities to identify and update annually, a supply of deliverable sites sufficient to provide five year's worth of sites for gypsies, travellers and travelling showpeople against their locally set targets, and identify a supply of specific, developable sites or broad locations for growth for years six to ten and, where possible, for years 11-15.

- 6.7 Information available at the time the application was originally submitted in March 2017 related to historic data within the Gypsy Traveller Accommodation Needs Assessment (GTANA) undertaken in December 2012, which concluded there was no current backlog of provision for Travelling Showpeople. With no details of likely household formation for the period 2012-2017 the projected supply was calculated using a baseline figure of 4 households (plots) and applying a 1.5% family formation compound growth rate. This method only yielded 1 extra plot requirement by 2027. The only current authorised Travelling Showpeople site in the District is The Orchard, Ashington, which has 4 plots and space for storage equipment. No further Travelling Showpeople plots have been authorised since 2012.
- 6.8 Since the application was submitted, and during the course of its consideration the Council has prepared a revised Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) - Preferred Strategy, dated December 2017, which was subject to recent consultation. This document incorporates further work based on the comments received during the April 2017 consultation on the first published draft of the document. The document was expected to be heard at cabinet but has since been delayed with no agreed timescales at present for it to be taken forward. Whilst this draft document does not allocate sites or give permission, it does seek to identify the most sustainable sites of which this is one.
- 6.9 Section 7 of the Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) – Preferred Strategy (December 2017) recommends that ‘subject to any additional needs of the Travelling Showpeople community being confirmed, this site has the potential for allocation for this use. The site may however require noise mitigation due to the proximity to the A24, which could potentially reduce the deliverability of the site in the shorter term’. Issues regarding noise mitigation have been raised during the application process by the Councils Environmental Health Department, however they have advised that these could be overcome through the imposition of suitable conditions and are not in themselves considered as reasons for refusal.
- 6.10 In addition to considering any future needs from the existing Travelling Showpeople site, a small number of questionnaires have been returned to the Council from Travelling Showpeople families that are ‘new’ to Horsham District Council. The returns from these surveys indicate that there is a need for two pitches from a family residing within the district, with a third who has recently moved from the Guildford area to the Horsham district near to Thakeham. A further three separate families who responded to the survey are currently living in the wider Horsham District area, but are located in the South Downs National Park, which is a separate planning authority. The application site would provide four plots against this identified need.
- 6.11 Given the site has been identified as a potential site for travelling showpeople within the Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) – Preferred Strategy (December 2017), it is considered that there would be no justifiable reason to object in principle to the change of use of the application site for use by Travelling Showpeople subject to detailed consideration and acceptability of the details. No other sites for travelling showpeople have been identified within the draft revised Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) - Preferred Strategy.
- 6.12 The need identified within the draft revised Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) - Preferred Strategy is a significant consideration in terms of the determination of this application and would weigh in favour of the proposal, provided that the proposed development does not significantly depart from the criteria laid out in policy 23 of the HDPF and the PPTS.

- 6.13 Policy H of the PPTS guidance relates to the determination of planning applications for traveller sites. At paragraph 23, it states that applications should be assessed and determined in accordance with the presumption in favour of sustainable development. Also, paragraph 24 of the Planning Policy Guidance requires Local Planning Authorities to consider the existing level of local provision and need for sites, along with the availability (or lack) of alternative sites for the applicants, and other personal circumstances of the applicant. The policy also advises that councils should determine applications for sites from any travellers and not just those with local connections.
- 6.14 It is noted that the site has not been submitted in support of a particular identified familial need and the site does not lie adjacent to, or close to, another such housing site. However, a need has been identified for Travelling Showpeople sites within the District and this is a significant consideration which weighs in favour of granting planning permission for the proposed development, subject to compliance with other relevant policies of the HDPF.

Sustainable Development

- 6.15 Policy 23 of the HDPF requires that sites are served by safe and convenient pedestrian and vehicular access, and should not result in significant hazard to other road users. Furthermore, there is an expectation that sites are located in or near existing settlements, within reasonable distance of a range of local services and community facilities, such as schools and essential health services. The policy does not elaborate on how far away a service is before it is not within easy reach. The more recent PPTS does not provide any further guidance on acceptable distances between traveller sites and local facilities. Paragraph 34 of the NPPF outlines that developments that generate significant amounts of traffic should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised, and one of the core planning principles of the NPPF is to make the fullest possible use of public transport, walking and cycling.
- 6.16 It was noted that the nearest primary school is 2.8km from the application site and the closest supermarkets approximately 2.6km from the appeal site. There are two bus stop close to the site, the number 23 Bus runs from Horsham to Worthing following the A24 and stopping at various villages en-route. The nearest railway station is Horsham (access to Gatwick and London) or Worthing (access towards Chichester and Brighton, and some direct London services).
- 6.17 The nearest classified settlements to the application site are Ashington (1.47miles from site), Partridge Green (2.32miles from site) and Chiltington Common (2.84 miles from site). These villages are all classified as medium villages with moderate levels 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 or larger settlements to meet a number of their requirements.
- 6.18 At the present time, and taking into account the recognised shortfall of suitable identified sites for Travelling Showpeople across the District, there is no indication that preferable available sites would emerge in locations with superior links to settlements / built-up areas. The application site at Honeybridge is not considered to be particularly isolated owing to fact that there are a number of residential and commercial uses in the locality. For example, there are a number of sporadic residential properties along the Worthing Road, a holiday caravan park to the east of the site, and Old Barn Nurseries to the north. In addition there is an existing vehicular access onto Honeybridge Lane which would provide direct vehicular access to neighbouring settlements and to the A24 which provides good access to a number of larger settlements in the area. In this instance, and taking into account the background and above factors, the location of the site and nature of the proposed development is considered to sufficiently accord with the relevant criteria of the HDPF.

Landscape Character

- 6.19 The importance given to the continued protection of rural areas remains a key policy criteria in assessing new gypsy and traveller sites. The PPTS states that Local Planning Authorities should “*very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan*”. Furthermore, it advises that any sites in rural areas respect the scale of and do not over dominate, the nearest settled community.
- 6.20 In this instance, the nearest ‘settled community’ would be Dial Post which is approximately 0.68 miles to the north. Dial Post is a small hamlet of properties with few or no facilities or social networks and limited accessibility, which are reliant on other villages and towns to meet the needs of the residents. The scale of the proposal, which proposes four yards, whilst providing 16 static plots and space for 9 touring caravans in total, would not be considered to over dominate the wider character of the area, given its relationship with the nearby commercial site, holiday caravan park and sporadic residential development.
- 6.21 Policy 23 of the HDPF is of particular significance to the application proposals given that the site is located within the countryside and as such the associated visual impact is relevant. Policies 26, 32 and 33 of the HDPF also relate to landscape impact and are therefore considered relevant. Policy 26 of the HDPF in particular seeks to protect the rural character and undeveloped nature of the countryside from inappropriate development, allowing development that is essential to its countryside location and that meet a number of criteria.
- 6.22 Whilst the application site lies in open countryside, it is surrounded on all sides by dense and vegetated boundaries, including along the boundary with the highway. The Council’s Landscape Officer has advised that measures could be introduced to lessen / mitigate against the current level of harm which is considered to be significant given the lack of information relating to the bunds, topography and planting means and could include measures such as (but not limited to) – extra internal planting to soften the urbanising effect, relocation of maintenance areas away from the boundary with the caravan park, noise abatement fencing around these areas, restrictions on night movements and planting introduced on the bunds to help soften the effect.
- 6.23 It is acknowledged that the provision of a travelling showpeople site including, mobile homes, touring caravans, fencing open space and maintenance and repair areas as well as other miscellaneous domestic articles and equipment, would alter the character of the existing open rural site to a more ‘developed’ site, however, it is advised that the site which has been included within the draft Gypsy, Traveller and Travelling Showpeople DPD (December 2017), and that the landscape impacts associated with the travelling showpeople’s site have been identified as ‘neutral’ within the DPD – Sustainability Appraisal and Strategic Environmental Assessment (November 2017). This draft document has been delayed coming forward due to one of the principal sites for Gypsy and Traveller use no longer being available and the Council no longer being able to demonstrate it can meet its 10 year Gypsy & Traveller pitch requirement. Although concerns have been raised by the Council’s Landscape Officer, it is advised that the level of harm identified can be lessened to ‘moderate’ through the submission of additional information which can be secured through the imposition of suitable conditions.

Amenity Impacts

- 6.24 Policy 23 requires the following to be taken into consideration when determining allocation of land for Gypsies, Travellers and Travelling Showpeople:

Point 2. States:

In assessing sites for Travelling Showpeople or where mixed uses are proposed, the site and its surrounding context must be suitable for mixed residential and business uses,

including storage required and /or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the sites occupants and neighbouring properties.

- 6.25 Policy 33 of the HDPF reinforces this and requires that development is designed to avoid unacceptable harm to occupiers of nearby land and property, for example, through overlooking or noise.
- 6.26 The application site is approximately 41m from the nearest residential property 'Grinders Cottage' which is located on the west side of the A24 Worthing Road, this dwelling is well screened from the dual carriageway and set behind a deep boundary vegetation. The occupiers have been notified through the consultation procedures and no objections have been received. Approximately 17 objections in total from 9 households have been received from residents in the area (original and amended scheme), 3 of which are from the same households. Whilst local residents have raised concerns regarding the potential impact that the proposal will have on their privacy and amenity, it is not considered that the scheme as proposed will have an adverse impact on the privacy or amenity of the occupiers of the neighbouring residential properties sufficient to warrant refusal of the application.
- 6.27 Honeybridge Caravan Holiday Park is located to the east of the application site and is screened by a mature deciduous trees. Additional landscaping has been requested to ensure that there is satisfactory boundary treatment both in terms of providing both visual and private amenity protection for occupiers of the holiday caravans. The applicants have also been advised to amend the site layout to ensure that the proposed maintenance areas associated with the Travelling Showpeople site are moved to the west side of the site adjacent to the A24 and the mobile homes to the east side of the site adjacent to the common boundary with the holiday caravan park in order to provide a better site layout and help mitigate against any associated noise arising from maintenance of rides / equipment and activities on the site. The amended plan has been requested at the time of writing this report. Appropriate conditions have also been suggested to ensure that maintenance of the equipment takes place within specific times during the day to protect any nearby residents and holiday makers from potential associated noise.
- 6.28 Given the nature of the accommodation proposed for travelling showpeople being caravans / mobile homes, and given the location of the proposed units on this site close to the A24, (there being no other alternative available sites identified), it is considered that noise prevention measures to mitigate against noise to habitable rooms of the accommodation or amenity areas occupied by the Travelling showpeople cannot be reasonably imposed, and that the lack of noise prevention measures to caravans and amenity areas is not a sufficient reason for refusal of this application. There is a 4-5 metre bund proposed to the west boundary of the site to protect against noise from the A24. Further planting has been requested along the east boundary as advised above which would bolster existing landscape provision in this location providing a natural division between the travelling showpeople's site and the existing holiday caravan park.

Highways Impacts

- 6.29 Policy 40 of the HDPF seeks to direct development to areas which are integrated with sustainable transport networks, encourage sustainable transport choices and ensure that new development is safe for all modes of transport, including vehicles, cyclists and pedestrians. Policy 41 of the HDPF aims to ensure that developments are served by adequate parking facilities including provision for cycle, motorcycle, low emission vehicles and the mobility impaired.
- 6.30 WSCC Highways originally advised that the application included insufficient information to allow a robust assessment of the highway safety matters, relating to visibility splays, access

improvement details and trip generation details in relation to the existing use of the land for agricultural purposes compared to the proposed use.

- 6.31 In response to these comments additional information was submitted to the Local Highways Authority and although concerns were raised at the time, the information has since been reviewed and the original objections have been withdrawn subject to conditions being imposed. Subject to conditions WSCC Highways are now satisfied in respect of the visibility splays provided (2.4 metres by 49 metres) and access improvements, and are satisfied that it has been demonstrated that vehicles can enter the access. It is advised however that a routing agreement is required. This can be achieved through imposition of a suitable condition.
- 6.32 In terms of trip generation, HGVs associated with the travelling showpeople will enter and depart the site once per year. At the start of the show season, the HGVs will depart the site and only return at the close of the season. For the remaining months, the site will be unoccupied during show periods and will be occupied similar to private residential units during non-show periods.
- 6.33 On the basis of the advice provided by WSCC as the Local Highway Authority, it is not considered that there are sufficient highway safety grounds to warrant refusal of the application.

Ecology

- 6.34 The Ecologist on behalf on the Council has reviewed the Preliminary Ecological Assessment, reptile survey report and the preliminary ground level bat roost assessment of trees by Middlemarch Environmental provided under DC/17/0387, as well as the Great Crested Newt habitat connectivity assessment previously provided under DC/16/1340. It has been advised that subject to the imposition of conditions that there are no objections.

Drainage

- 6.35 Policy 23 of the HDPF confirms in relation to any planning applications for non-allocated sites that there must be no significant barriers to development that exist in terms of flooding, drainage and ground stability; that the site has essential services.
- 6.36 Flooding has been raised as a matter of concern by both the Parish Council and by local residents. The site is not located within an area subject to flood risk and as such is identified by the Environment Agency as being located within Flood Zone 1, which has a low probability (less than 1 in 1000 annual probability). The Council's Drainage Officer has been consulted and has raised no objections subject to the imposition of appropriate foul and surface water conditions including the submission of a SuDS maintenance management plan.

Conclusions and Planning Balance

- 6.37 The site has been considered, and identified as a potential site for travelling showpeople, as part of the Gypsy, Traveller and Travelling Showpeople Draft Site Allocations DPD (Preferred Strategy) and is considered as having the potential to meet the accommodation needs of this community, the Council cannot currently meet the identified backlog of unmet gypsy and traveller accommodation need or future need in accordance with policies 21, 22 and 23 of the HDPF.
- 6.38 The proposal is not therefore considered to be contrary to local and national planning policies and would not lead to a significantly harmful development.

7. RECOMMENDATIONS

7.1 That the Council would have approved the application, subject to the following conditions, had an appeal not been lodged with the Planning Inspectorate:-

1 **Approved Plans**

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

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

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

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

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

4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal and a SuDS maintenance management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition:** Prior to commencement of development, details of the proposed utility buildings (including dimensions, materials, finishes, design and colour) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

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

6 **Pre-Commencement Condition:** No development shall commence until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the neighbouring occupiers when the site is developed. The development shall be implemented strictly in accordance with the approved details.

Reason: As this matter is fundamental to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** No development shall commence until a revised layout plan, which places maintenance and recreation areas to the west of the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details.

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

- 8 **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 the bunding) 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).

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

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

- 10 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse and recycling has been made for that dwelling or use in accordance with drawing number 2E. These facilities shall thereafter be retained for use at all times.

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

- 11 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details 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).

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

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

- 13 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, visibility splays for the access(es) serving the development shall be provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a routing plan shall be submitted to and approved in writing by the Local Planning Authority. The routing plan shall be thereafter be adhered to at all times.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** Prior to its installation details of the location, height, design, and luminance of any proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall ensure the lighting is designed to minimise potential impact on ecology and loss of amenity. The lighting shall thereafter be installed and operated in accordance with the approved details.

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

- 16 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Assessment, RT-MME-120830-01 September 2015, and the Preliminary Ground Level Bat Roost Assessment of Trees RT-MME-121036-01 June 2015, and the Reptile Survey RT-MME-121036-02 June 2016 by Middlemarch Environmental.

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

- 17 **Regulatory Condition:** The site shall not be occupied by any persons other than travelling showpeople as defined in Annex 1 of the Planning Policy for Traveller Sites (2015).

Reason: To ensure the site is retained for use by travelling showpeople in accordance with Policy 21, 22 and 23 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** No more than 25 caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 16 shall be static caravans or mobile homes) shall be stationed on the site at any one time.

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

- 19 **Regulatory Condition:** No musical sound systems or public address systems shall be tested or used on the site.

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

- 20 **Regulatory Condition:** All maintenance, repair and testing activities shall be restricted to between the hours of 08:00 - 18:00 Monday to Friday and 09:00 - 14:00 Saturdays. No such work shall take place on Sundays or Bank Holidays.

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

- 21 **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 occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

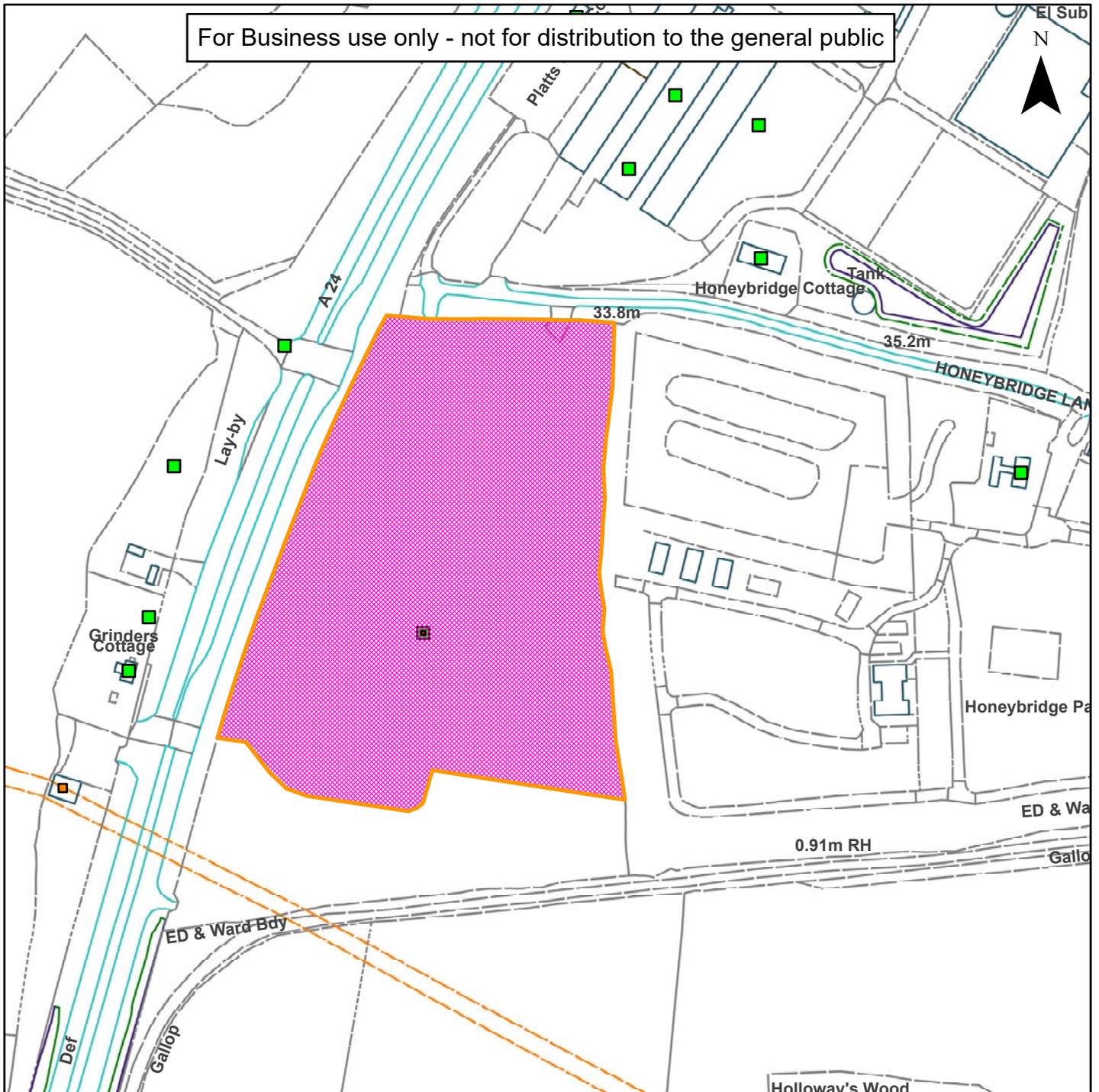
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Scale: 1:2,500

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	09/08/2018
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