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Planning Committee (South)

Tuesday, 18th September, 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
<i>To approve as correct the minutes of the meeting held on 21 August 2018 (Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)</i>	
3. Declarations of Members' Interests	
<i>To receive any declarations of interest from Members of the Committee</i>	
4. Announcements	
<i>To receive any announcements from the Chairman of the Committee or the Chief Executive</i>	

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

5. **Appeals** 13 - 14

Applications for determination by Committee:
6. **DC/18/0018 - Garage Block, Rowan Drive, Billingshurst** 15 - 32
Ward: Billingshurst and Shipley
Applicant: Horsham District Council
7. **DC/18/0496 - 58-62 High Street, Steyning** 33 - 46
Ward: Steyning
Applicant: Mr Mason
8. **DC/18/0497 - 58-62 High Street, Steyning** 47 - 56
Ward: Steyning
Applicant: Mr Mason
9. **DC/18/0926 - 31 Concorde Close, Storrington** 57 - 68
Ward: Chanctonbury
Applicant: Mr Kristian Green
10. **DC/18/0520 - The Acorn, Fryern Road, Storrington** 69 - 78
Ward: Chantry
Applicant: Mr Stuart Tickle
11. **DC/18/1320 - Windways, Common Hill, West Chiltington** 79 - 90
Ward: Chanctonbury
Applicant: Mr and Mrs Hughes
12. **DC/18/1412 - Arun Feeds, Sincox Lane, Shipley** 91 - 104
Ward: Billingshurst and Shipley
Applicant: Messrs Andrews, Cowley and King
13. **Urgent Business**
Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

Agenda Annex

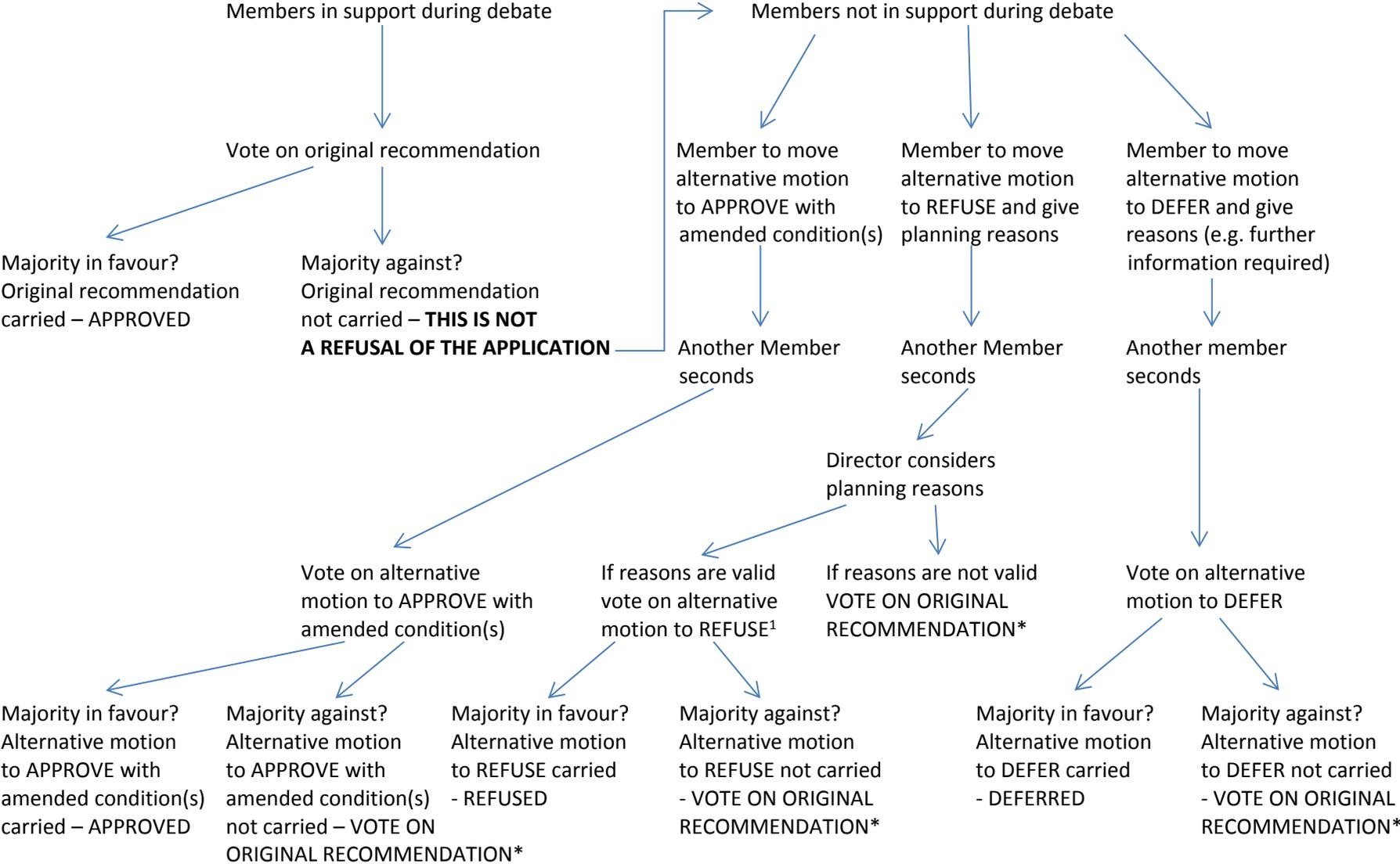
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

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

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

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

Original recommendation to APPROVE application



*Or further alternative motion moved and procedure repeated

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

Original recommendation to REFUSE application



*Or further alternative motion moved and procedure repeated

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

Planning Committee (South)
21 AUGUST 2018

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

Apologies: Councillors: Nigel Jupp, Tim Lloyd and Michael Willett

PCS/14 **MINUTES**

The minutes of the meeting of the Committee held on 19th June 2018 were approved as a correct record and signed by the Chairman.

PCS/15 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Mike Morgan declared a non-pecuniary interest for item DC/17/2587 as he knew a member of the public that would be speaking on the item.

Councillor Jim Sanson Declared a non-pecuniary interest for item DC/18/0690 as he knew the applicant. He decided to withdraw from the room for the consideration of the application.

PCS/16 **ANNOUNCEMENTS**

There were no announcements.

PCS/17 **APPEALS**

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

PCS/18 **DC/17/2587 - LAND ADJACENT TO EARDLEY HALL, HIGH STREET, HENFIELD**

The Head of Development reported that this application sought permission for the erection of a 2-bedroom chalet-bungalow style dwelling with a ridge height of six metres. The proposal would replace three storage buildings. Two private amenity spaces and soft and hard landscaping were proposed. There would be off-street parking for two vehicles accessed from Park Road to the north, which was a privately maintained no-through-road / public footpath accessing residential properties. The scheme had been amended from the original proposal for a 3-bedroom flat roofed contemporary-style building.

The application site was located in the village centre, to the rear of Eardley Hall on Henfield High Street. The host building included a vacant commercial premises and two first-floor flats. There was a paved yard to the rear that can be accessed from the High Street to the east or via Park Road. The site was within the Henfield Conservation Area surrounded by built development, including two Grade II Listed buildings, and residential amenity space.

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 Head of Development advised Members that a response had been received from the Conservation Officer that they did not object to the application.

The Parish Council objected to the application. Twelve objections to the current proposal had been received. There had been ten objections, and one letter of support, in response to the initial consultation on the original proposal. 3 members of the public spoke in objection to the application and the applicant's agent and architect addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; heritage impacts within the Conservation Area; the impact on neighbouring amenity; and highway impacts.

Members discussed the potential for overdevelopment within the area and how access to this particular site seemed to be inadequate. Whilst not against the idea of development taking place on the site Members agreed that this particular application would be unsuitable. Therefore, Members concluded that the proposal would not be acceptable.

RESOLVED

That planning application DC/17/2587 be refused for the following reason:

Due to the scale of the dwelling and proximity to adjacent dwellings, the proposal would result in a cramped and inappropriate form of development which would be harmful to the appearance of the area and would significantly affect the amenity of adjacent properties.

PCS/19 **DC/18/0957 - LAND REAR OF 1 AND 2 PARBROOK COTTAGES,
PARBROOK, BILLINGSHURST**

The Head of Development reported that this application sought planning permission for the erection of a 3-bedroom chalet-bungalow style dwelling with associated parking to include 2 standard spaces and 1 disabled space. The dwelling would be 2 storeys and located in the north east corner of the site.

The application site was located in a vacant area of land within the Built up Area Boundary of Billingshurst, between the residential development known as The Willows and Centurion Close.

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.

Nine objections to the current proposal had been received. The applicant and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; character and appearance; the impact on neighbouring amenity; and highway impacts.

RESOLVED

That planning application DC/18/0957 be approved subject to the conditions as set out in the officer's report with an additional informative to be added:

'Please note that the relevant authority should be contacted regarding the relocation of the telegraph pole on site prior to works commencing.'

PCS/20 **DC/18/0690 - ST JOSEPHS, MONASTERY LANE, STORRINGTON**

The Head of Development reported that this application sought full planning permission for a first floor extension over a single storey addition.

The application site was located along a narrow lane running south from the centre of Storrington but still within the village's built up area.

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. 14 letters of objection and 1 letter of support had been received. 1 member of the public spoke in opposition to the application. 1 member of the public and the applicant addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of

development; design and appearance; the impact on neighbouring amenity; and impact on the Heritage of the site.

RESOLVED

That planning application DC/18/0690 be approved subject to the conditions as set out in the officer's report.

PCS/21 **DC/17/0387 - HONEYBRIDGE LANE, DIAL POST**

The Head of Development reported that this application was to be considered in order 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.

The application sought full planning permission for the provision of a Travelling Showpeople's site. The site would be divided into four separate plots accommodating 16 mobile homes and 9 touring caravans overall. Each plot would have a gravelled storage and maintenance area as well as a recreation area.

A tapering earth bank and fences would surround the site and well as each plot within. HGVs associated with the travelling showpeople would enter and depart the site once a year. The site would be unoccupied in the months outside of show season.

The site was located in a rural location outside of any built up area boundaries or defined settlements bounded by Honeybridge Lane and Old Barn Nurseries to the north, Honeybridge Caravan Holiday Park to the east, Woodmans Barn Farm and associated fields and gallop to the south and the A24 to the west.

An addendum was presented for this item that informed Members that the applicants had proposed an alternative site layout that achieved the following:

- Positioned the recreation areas and mobile homes adjacent to the common eastern boundary and moved the storage and maintenance areas away from common eastern boundary with Honeybridge Caravan Park.
- A proposed height increase to the eastern boundary fence from 2m to 2.5m.
- Additional landscaping along the eastern boundary of the site between the site and Honeybridge Caravan Park.

As a result of the amendments, Members were advised condition 7 as presented in the officer's report was no longer necessary and recommended for removal. This condition required the submission of an amended layout plan to be agreed by the Local Planning Authority.

As outlined in the addendum, the Council's Environmental Health Department had been re-consulted and they had advised that their initial concerns had been overcome through the reconfiguration of the site layout and subject to a condition regarding an acoustic fence being erected between the application site and the neighbouring holiday caravan park.

In respect of initial concerns raised by the Council's Landscape officer, the site layout had been reconfigured to move the maintenance areas away from the eastern boundary of the site and it had been agreed by the applicants to add further landscape screening along this boundary. A condition had been imposed to ensure that a satisfactory planting scheme is agreed along the eastern boundary of the application site.

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

The Parish Council objected to the application. 17 letters of objection to the original and amended scheme had been received. The applicant and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; sustainable development; character and appearance; the impact on neighbouring amenity; ecology; site drainage; and highway impacts.

Members discussed the need for Traveller, Gypsy, and Showpeople sites within the district. Members agreed that with involvement from local Members this application would be acceptable.

RESOLVED

The Committee recommend that the Local Planning Authority advises the Planning Inspectorate that it would be minded to approve planning permission in accordance with the Officers recommendation subject to the following amendments to the resolution:

- Condition 7 (requiring amended layout plan to be submitted and approved by LPA) to be reinstated. This is to allow further discussions around the boundary treatment for the holiday camp, in particular a bund along the eastern boundary.
- The additional acoustic fencing condition (in the addendum) to be amended to require the submission of a noise mitigation strategy.

The meeting closed at 4.32 pm having commenced at 2.30 pm

CHAIRMAN

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Planning Committee (South)

Date: 18th September 2018

Report on Appeals: 09/08/2018 – 05/09/2018

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/18/0717	1 Hungerhill Cottages Coolham Road Coolham Horsham West Sussex RH13 8QE	14/08/2018	Refused	N/A
EN/16/0477	Woodpecker Orchard Coolham Road West Chiltington Pulborough West Sussex RH20 2LH	15/08/2018	-	N/A
DC/18/1188	Little Orchard 13 Kings Barn Lane Steyning West Sussex BN44 3YR	24/08/2018	Refused	N/A
DC/18/1344	Kingslea Farm Marringdean Road Billingshurst West Sussex RH14 9HD	28/08/2018	Refused	N/A
DC/18/1309	Bidlington High Street Steyning West Sussex BN44 3GG	03/09/2018	Refused	N/A

2. Live Appeals

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

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/18/0339	49 Little Dippers Pulborough West Sussex RH20 2DB	Fast Track	15/08/2018	Refused	N/A
DC/17/1692	The Paddocks Smock Alley West Chiltington Pulborough West Sussex RH20 2QX	Written Representation	05/09/2018	Refused	N/A
DC/17/1989	Land Parcel Adjacent To Hillview Kithurst Lane Storrington West Sussex	Written Representation	05/09/2018	Refused	N/A
DC/17/1990	Land Parcel East of Furzedown Kithurst Lane Storrington West Sussex	Written Representation	05/09/2018	Refused	N/A
DC/18/0060	Threals Barn Threals Lane West Chiltington Pulborough West Sussex RH20 2RF	Written Representation	05/09/2018	Refused	N/A

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
N/A	N/A	N/A	N/A	N/A	N/A



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 18 September 2018

DEVELOPMENT: Demolition of existing garages and erection of 6 x 2 bed affordable dwellings and 3 x 1 bed affordable dwellings (including temporary accommodation) with associated car parking and landscaping.

SITE: Garage Block Rowan Drive Billingshurst West Sussex

WARD: Billingshurst and Shipley

APPLICATION: DC/18/0018

APPLICANT: **Name:** Horsham District Council **Address:** Parkside Chart Way Horsham RH12 1RL

REASON FOR INCLUSION ON THE AGENDA: The application has been made by Horsham District Council and over 8 letters of representation have been received which are of a contrary view to the Officer recommendation

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks full planning permission for the construction of nine dwellings on Rowan Drive, close to its junction with Coombe Hill. The dwellings are to be provided as 100% affordable and/or used as temporary accommodation, similar to that provided by the Council on the Bishopric site in Horsham (now known as Burstow Court – DC/15/0594) and recently approved at Peary Close, Horsham (DC/18/0017).
- 1.3 The residential mix consists of three 1-bed flats and six 2-bed flats. Land at the rear of the proposed building will provide private amenity space to ground floor units and a communal amenity space which can be used by all residents.
- 1.4 Two separate parking areas are proposed, providing 9 allocated parking spaces and 2 visitor spaces. This results in an allocated parking ratio of 1 space per unit. 16 cycle spaces are to be provided on the ground floor of the building. Three bin storage areas will be provided – a small space area within the building at ground floor level and two freestanding timber bin stores within each of the car parking areas.
- 1.5 Following concerns raised by local residents, local Members and the Parish Council, the scheme has been amended from that originally submitted to provide a pitched roof to the

building rather a flat roof. Concerns were also raised with regard to the level of parking and two additional visitor spaces are now proposed within the scheme. The building will extend over two and three storeys. The 3 storey central element is adjoined by a series of 2 storey elements; each now with a pitched roof. A red brick is used as the principle material within the elevations with vertical cedar cladding introduced to some units to provide a visual contrast and create interest along the street scene. A slate tile has been chosen as the roof covering.

DESCRIPTION OF THE SITE

- 1.6 The application site is located at the northern end of Rowan Drive in Billingshurst, near the junction of Coombe Hill. The site is currently occupied by eighteen garages; many of which are now considered by the Applicant to be unsuitable for use. It is understood that of the eighteen garages of the site, some five were vacant in August 2017, with nine being occupied by people living over 1km from the site.
- 1.7 The site is surrounded by residential development. To the north of the site lies Osmund Court and Rowan Court which are brick built, three storey blocks of flats. To the south east and south west of the site lies 2 storey semi-detached dwellings. No's 49-57 Coombe Hill and no. 66 Rowan Drive directly adjoin the site boundaries. To the north west of the site and on the opposite side of Rowan Drive lies open space (Jubilee Fields) with the A29 beyond.
- 1.8 The Billingshurst Parish Design Statement (2009) describes the area as being of *"predominantly brick construction with large gardens, many now incorporating off road parking as the roads are fairly narrow and are further narrowed by on street parking."*

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 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 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Policy 43 – Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

2.3 Planning Obligations and Affordable Housing Supplementary Planning Document (SPD)

2.4 Billingshurst Parish Design Statement (2009)

RELEVANT NEIGHBOURHOOD PLAN

2.5 The Parish of Billingshurst was designated as a Neighbourhood Development Plan Area on 30 December 2015. To date no draft Plan has been produced.

PLANNING HISTORY AND RELEVANT APPLICATIONS

2.6 There is no recent relevant planning history relating to the site.

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.2 **HDC Strategic Planning:** No Objection.

3.3 **HDC Landscape Architect:** No Objection.
Recommends conditions relating to hard and soft landscaping and fencing, and maintenance and management of the approved landscaping scheme.

3.4 **HDC Environmental Health:** No Objection.
Recommends conditions relating to land contamination, importation of soil, and requiring a construction management plan to be submitted.

3.5 **HDC Drainage Engineer:** No Objection.
Recommends a foul and surface water drainage condition.

3.6 **HDC Housing Services:** Supports the application.
The proposal exceeds policy requirements in terms of affordable housing provision and will provide significantly improved outcomes for households at risk of becoming or currently considered to be homeless.

OUTSIDE AGENCIES

3.7 **WSCC Highways:** No Objection.
Recommends conditions in respect of visibility splays, car parking and turning, cycle parking, and requiring a construction management plan to be submitted.

3.8 **Southern Water:** No Objection.
A formal application will be required for a connection to the public foul sewer. Recommends a drainage condition

PARISH COUNCIL

3.9 **Billingshurst Parish Council:** Objection.

In respect of the application as originally submitted, the Parish Council raised the following objections:

- Inappropriate design for this location
- Over-bearing impact on neighbouring properties
- Lack of consideration of the Parish Design Statement for Billingshurst
- Insufficient off-street parking
- Lack of on-street parking in the locality
- Highway safety
- Loss of trees and open space

Following the submission of amended plans, the following objections were raised:

- Parking provision remains inadequate
- Highway safety concerns
- Concerns with timing of parking survey
- Over-development of the site
- Over-bearing impact on neighbouring properties
- Inappropriate design for this location
- Lack of consideration of the Parish Design Statement for Billingshurst
- Overlooking of neighbouring properties

PUBLIC CONSULTATIONS

- 3.10 20 letters/emails of objection were received, from 17 households, in respect of the application as originally submitted. These raised the following concerns:
- Loss of privacy and amenity
 - Loss of light
 - Overbearing impact on neighbouring properties
 - Over-development of the site
 - Out of keeping with character of area
 - Insufficient off-street parking provision
 - Lack of on-street parking in the area
 - Highway safety issues
 - Loss of mature trees and green space
 - Noise and disturbance from car parking area
 - Distance and odour from the bin storage area
- 3.11 A further 7 letters/emails of objection have been received in respect of the amended scheme which raise the following concerns:
- Over-development of the site
 - Out of keeping with character of area
 - Highway safety issues
 - Insufficient off-street parking provision
 - Lack of on-street parking in the area
 - Loss of privacy and amenity
 - Overbearing impact on neighbouring properties
- 3.12 In addition, a letter of objection has been received from Wealden District Council (WDC). WDC has objected to the application on the grounds of the potential impact on the Ashdown Forest Special Area of Conservation (SAC) / Special Protection Area (SPA), Lewes SAC and Pevensey Levels SAC. WDC objected to the scheme on the grounds that it is unproven that the traffic created by this proposal would not result in air pollution which would detrimentally affect the biodiversity and ecology at the three SACs. Whilst Wealden have not officially withdrawn their objection to this application they have since advised that ‘...we will not as a matter of course challenge individual planning applications submitted to neighbouring councils, simply on the basis that they result in additional trips across Ashdown Forest. It is

not the function of WDC to oversee the decisions of neighbouring competent authorities and it would be impracticable to do so”.

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 residential development
 - Impact on the character and appearance of the streetscene
 - Impact on the privacy and amenity of the occupiers of neighbouring properties
 - Affordable housing
 - Highway safety and car parking provision
 - Community Infrastructure Levy (CIL)
 - Impact on the Ashdown Forest Special Area of Conservation (SAC) / Special Protection Area (SPA), Lewes SAC and Pevensey Levels SAC

Principle of residential development

- 6.2 The application seeks full planning permission for the construction of nine dwellings on Rowan Drive, close to its junction with Coombe Hill. The dwellings are to be provided as 100% affordable and used as temporary accommodation, similar to that provided by the Council on the Bishopric in Horsham and recently approved at Peary Close in Horsham.
- 6.3 Policies within the HDPF seek to direct new development to the main settlements of the District to ensure that the countryside is protected from inappropriate development. The site is located within the built-up area boundary of Billingshurst, categorised as ‘Small Towns and Larger Villages’ in the HDPF and is therefore sited in a settlement that has “...a good range of services and facilities, strong community networks and local employment provision together with reasonable rail and / or bus services” and “...act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements / each other to meet some of their requirements”. The principle of providing additional residential accommodation in this location is therefore supported, subject to other material planning considerations.
- 6.4 Whilst the proposal will result in the loss of a number of garages, they are not a community facility requiring protection as detailed in Policy 43 of the HDPF. It is understood that the garages were mainly used by non-local residents for purposes other than the parking of vehicles. Therefore the loss of the garages is not a material planning consideration of appreciable weight.

Impact on the character and appearance of the streetscene

- 6.5 Policy 32 of the HDPF requires developments to be of a high quality and inclusive design based on a clear understanding of the context for development. Policy 33 relates to Development Principles and requires development, amongst other matters, to recognise any constraints that exist, to ensure that the scale, massing and appearance of the development is of a high standard of design and layout, are locally distinctive, favour the retention of important landscape and natural features and create safe environments.
- 6.6 The immediate area is characterised by mainly two storey semi-detached and terraced properties of brick construction with tiled roofs. Some properties have areas of tile hanging or cladding to walls. On the opposite side of Rowan Drive there are two blocks of flats (Osmond Court and Rowan Court) which are three storey in height and constructed of brick with pitched tiled roofs. The application site lies on a corner on Rowan Drive, close to its junction with Coombe Hill, and the development of the site presents an opportunity to introduce a building that makes a feature of the site.
- 6.7 The structure will extend over two and three storeys which, given that there is a mixture of two and three storey properties in the immediate area, is in keeping with the general character of the area. The design of the structure, which now includes pitched roofs, adds interest to this corner plot and the use of a series of steps visually reduces the overall scale and mass of the building. The three storey element works as a transition from the 2-3 storey buildings either side of the site and with the topography of the street which rises to the north. A red brick is used as the principle material, which is in keeping with the materials in the locality which are predominantly brick. The Billingshurst Parish Design Statement sets out that *“The predominant wall material found within the parish is brick or brick with tile hanging. To a lesser extent painted brick or render and timber cladding can be found”*. Elements of vertical cedar cladding have been added to parts of the structure to provide visual interest and helps to further reduce visually the massing of the building.
- 6.8 The Council’s Landscape Officer supports the proposal subject to conditions. It has been advised that the *“...The height of the buildings is staggered to provide a relationship with the adjoining buildings on the street frontage”* although it has been suggested that *“The landscaping proposals could be improved with the alteration of the access to the communal space and the introduction of more trees on the street frontages and in the communal area.”* These issues can be dealt with through a condition requiring a landscaping scheme to be submitted to and agreed by the Local Planning Authority. Although the proposal will result in the loss of two trees which are sited within the verge area, the Council’s Arboricultural Officer has raised no concerns with the proposal but has suggested that the trees are replaced with trees of a more suitable species for the site.
- 6.9 Having considered the overall scale, layout, design and form of the proposed buildings, it is considered that the proposal would draw on the design principles established through nearby development in terms of the scale of development, roof form and materials. The NPPF at paragraph 130 states *‘where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.’*
- 6.10 Whilst the proposal as submitted does make full use of the site in terms of its scale and footprint and is of a relatively high density for the locality, it is not considered that the scheme as submitted would result in harm to the character and appearance of the streetscene. Whilst it is acknowledged that private gardens and the communal garden area are smaller than those in the locality, it is considered that there is sufficient open space within close proximity (Jubilee Fields), the level of open space being provided for future residents is acceptable. The proposal is therefore considered to comply with the requirements of policies 32 and 33 of the HDPF.

Impact on the privacy and amenity of the occupiers of neighbouring properties

- 6.11 Policy 33 of the HDPF requires development, amongst other matters, to not cause unacceptable harm to the amenity of surrounding occupiers through overlooking or noise. The Council's design guidance on house extensions sets out that window to window distance between any habitable rooms should be no less than 21 metres and where a blank gable is proposed a minimum of 10.5 metres should be provided between the blank gable and any windows serving a habitable room in a neighbouring property. This guidance usually applies to rear elevation to rear elevation and relates to habitable rooms only which include spaces such as living rooms and bedrooms.
- 6.12 The structure will extend over two and three storeys and uses of a series of steps which visually reduces the overall scale and mass of the building as well as the potential for overlooking of adjoining properties. The neighbouring properties most likely to be effected by the proposal are 66 Rowan Drive to the immediate south west of the site and four properties on Coombe Hill to the east of the site (51-57 Coombe Hill).
- 6.13 In terms of the impact of the proposal on the privacy and amenity of the occupiers of 66 Rowan Drive, the nearest part of the proposal is some 3.9m from the side elevation of the neighbouring property, increasing to 12.2m at second floor level due to the stepped nature of the scheme. There is one window proposed to the second floor within the elevation closest to 66 Rowan Drive. This however will be some 10.8m from the boundary of the site. Plans submitted with the application demonstrate that the scheme footprint complies with the '45 degree rule' as set out within the Council's Design Guidance.
- 6.14 51 and 53 Coombe Hill are sited to the east of the application site. The proposal as submitted will be some 21m from the rear elevations of these properties and 6.6m from their rear boundaries. There are a number of windows at ground floor level within the rear elevation of the proposal which are to bedrooms, bathrooms and kitchen/living areas. Any potential overlooking from the ground floor windows can be mitigated by planting or fencing along the eastern boundary of the site and a condition requiring boundary treatments to be agreed is recommended. In terms of windows to the first floor, there are two windows proposed to the communal hallway, one window proposed to a hallway within one of the first floor flats and one window to a bedroom. The windows to the communal hallway and hall in flat no. 7 are shown as being fixed shut and obscure glazed to 1.8m. Also at first floor level there is a window to a master bedroom within the element closest to no's 55 and 57 Coombe Hill, which will have views over the end of the rear gardens of 51 and 53 Coombe Hill. There are also two windows to hallways however these will primarily overlook the communal garden area of the proposal. At second floor level there is a window to a hall and to the master bedroom (note this bedroom also has another window to the side elevation). These are both shown as being obscure glazed and fixed shut. A further window to a hall will overlook the communal garden area. It should be noted that only a section of the scheme at this point is three storey due to the stepped nature of the proposal.
- 6.15 Whilst there is the potential for some overlooking of the end of the gardens of the neighbouring properties and the sense of being overlooked from some windows, the proposal as submitted complies with guidance as set out in the Council's Design Guidance in terms of the rear to rear window distance between habitable rooms. In order to reduce the perception of being overlooked however and despite the scheme meeting the guidance set out in the Council's Design Guidance, it is recommended that a condition is imposed requiring the windows to the lobby areas and halls to be obscure glazed above 1.8m and fixed shut/non-opening as shown on the submitted plans. In terms of the windows to the bedrooms which could overlook the neighbour's gardens, it not considered that obscure glazing would provide an acceptable solution given that these are windows to habitable rooms. Whilst it is acknowledged that there will be some overlooking of the ends of the gardens of the neighbouring properties from these windows, it is considered that, given that the site is within

a residential area of Billingshurst where a degree of mutual overlooking of neighbouring properties already exists, the impact on neighbouring properties is not so significant as to warrant refusal of the application.

- 6.16 55 and 57 Coombe Hill are also sited to the east of the site, however given the layout of the site, the distance of the proposal as submitted is some 15.7m to the rear elevation of 55 and 57 Coombe Hill. This distance increases to some 22m given the stepped nature of the proposal at the second floor level. In terms of windows within this element of the proposal, there are no windows to the ground floor and those within the first and second floors are proposed to be obscure glazed and fixed shut. There is a small balcony, providing some 5sqm of floorspace, proposed to second floor flat closest to 55 and 57 Coombe Hill. This balcony is inset some 7.4m from the eastern site boundary and will be some 22m from the rear elevation of 55 and 57 Coombe Hill. Again, whilst there is the potential for overlooking of the neighbouring properties, the proposal as submitted complies with guidance as set out in the Council's Design Guidance.
- 6.17 Having considered the distances set out above against the Council's guidance in respect of window to window distances, and given that the site is within a residential area of Billingshurst where a degree of mutual overlooking already takes place, it is considered that the scheme as submitted will not have a significant adverse impact on the privacy and amenity of the occupiers of the neighbouring properties and is therefore in compliance with Policy 33 of the HDPF.

Affordable housing

- 6.18 Policy 16 of the HDPF states that on sites providing between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable, or, where on-site provision is not achievable a financial contribution equivalent to the cost of providing the units on site.
- 6.19 The scheme, as submitted, will provide 100% affordable and/or temporary accommodation. Affordable housing as set out in the NPPF is defined as "*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.*" The HDPF sets out that affordable housing is "*Housing provided with a subsidy to enable the sale price or rent to be substantially lower than the prevailing market prices or rents in the locality...*".
- 6.20 Whilst temporary accommodation does not fall within the definition of affordable as set out in the NPPF or the HDPF, the Council's Head of Housing Services is satisfied that the requirements of the relevant policies of the HDPF in respect of affordable housing can be met through the provision of temporary accommodation. The development as proposed would be similar to that recently acquired by the Council in the Bishopric (Burstow Court) and recently approved at Peary Close and would provide a temporary housing solution for local people in priority housing need. The Council's Head of Housing Services has advised that "*This application will provide much needed additional accommodation to increase the Council's temporary housing stock to best meet the demands placed upon it and provide a vastly improved outcome for households.*" The Head of Housing Services has gone on to advise that "*The Council has an obligation to accommodate certain households when homeless and often has to rely upon bed and breakfast accommodation outside of the Horsham District to meet this demand. This can lead to households with dependants having no private access to kitchen and bathing facilities, no outdoor space away from social or work support networks in unfamiliar areas.*"
- 6.21 The Council would usually require such accommodation to be secured by a Section 106 Agreement however the Council cannot enter into an agreement with itself. It is therefore recommended that a condition is imposed requiring a detailed scheme for the provision of affordable housing and/or temporary accommodation to be submitted to and approved in writing by the Local Planning Authority which shall include such detail as the type, tenure

and location on the site of the affordable/temporary units and the arrangements to ensure that the units remain as affordable housing/temporary accommodation for both first and subsequent occupiers of the units.

Highway safety and car parking provision

- 6.22 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.
- 6.23 West Sussex County Council as the Local Highway Authority have raised no concerns in respect of the proposal. In respect of the most recently submitted scheme, WSCC has advised '*WSCC has previously raised no objections to the development as it provides the relevant parking, and also has sufficient on-street car parking capacity to absorb any fluctuations in parking need. The development is in a very sustainable location and provides good access to public transport and meets requirements set out in the NPPF promoting sustainable developments.*' Whilst concern has been raised by local residents and the Parish Council in respect of the potential for vehicles to reverse out onto the road, it has been advised that there are other driveways similar to this in the locality and that speed survey results are low. It is therefore considered by WSCC that the likelihood of a collision is low.
- 6.24 In terms of car parking provision, this is also considered to be acceptable by WSCC, who consider that there is a demand for 12 spaces associated with the development. The proposal will provide 9 spaces for the 9 units which equates to 1 space per unit, with an additional two visitor spaces creating a total of 11 spaces. There would therefore be a requirement for some on-street parking to take place. A parking survey was undertaken, despite no concern being raised by WSCC in this respect. The survey detailed that the current on-street parking stress is 59.17% and this could increase to 60.83% when taking into account any increase created as part of this proposal. WSCC Highways have advised that the survey has been undertaken using the appropriate methodology and that the results support their view that they have no concerns over the additional parking stress the proposal may cause. In addition the Head of Housing Services has advised that "*The application further proposes allocated parking to each of the units, whilst this is welcomed, allocated parking is not considered necessary for this accommodation type. Assessment of alternative rural temporary accommodation sites suggests parking demand to be at approx. 20% occupancy against the number of accommodation units.*"
- 6.25 In conclusion, given that WSCC as the Local Highway Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network and taking into account the comments of the Head of Housing Services, it is not considered that there are any transport grounds to resist the proposal. Whilst there is some limited potential for overspill parking, given the above this is not considered likely to be of a quantum that would result in an appreciable harm to the character of the area.

Other considerations

Ecology

- 6.26 In terms of ecology and biodiversity, paragraph 170 of the NPPF states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Paragraph 174 expands on this stating that local planning authorities should when determining planning applications encourage opportunities to incorporate biodiversity in and around developments. A Preliminary Ecological Assessment has been submitted which notes that "*the garages are assessed to have negligible potential to support bat roosts*",

whilst the trees were assessed as having no potential features for bats. The report does however set out a number of recommendations in case occasional temporary roosts are found during construction works. No concerns are therefore been raised to the proposal.

Contamination

- 6.27 Policy 24 of the HDPF states that the high quality of the district's environment will be protected through the planning process. Developments are expected to minimise exposure to and the emission of pollutants. This includes addressing land contamination and making sure sites are appropriate for development taking into account ground conditions. A Phase I-II Geo-Environmental Site Assessment has been submitted with the application which sets out that active pollution pathways have been identified within proposed private gardens and areas of soft landscaping based on the proposed residential development of the site and that remedial works will be required within areas of private gardens and soft landscaping. The Council's Environmental Health Team have advised that conditions should be imposed in respect of contamination, the submission of a construction management plan and the safe removal of waste.

Flooding/Drainage

- 6.28 HDPF Policy 38 Flooding advises that development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere in accordance with policy criteria. The site is located within Flood Zone 1 where there is a low probability of flooding and where residential development is considered acceptable by the NPPF. Southern Water and the Council's Drainage Engineer have all raised no objection to this proposal, subject to the use of a condition requiring the submission and approval of details relating to the proposed means of foul and surface water drainage for the site. To ensure that water drains from the site and does not increase flooding on the site or cause impact harmfully on the wider drainage network conditions are recommended to secure an appropriate drainage strategy.

Wealden District Council Objection

- 6.29 Wealden District Council (WDC) has objected to the application on the grounds of the potential impact on the Ashdown Forest Special Area of Conservation (SAC) / Special Protection Area (SPA), Lewes SAC and Pevensy Levels SAC. WDC objected to the scheme on the grounds that it is unproven that the traffic created by this proposal would result in air pollution which would detrimentally affect the biodiversity and ecology at the three SACs.
- 6.30 A number of recent decisions by the Secretary of State (SoS) relating primarily to applications for housing within Mid-Sussex District have addressed the potential impact on the Ashdown Forest SAC/SPA, Lewes SAC and Pevensy Levels SAC. These schemes were of a much larger scale (totalling approximately 500 units) than the current proposal, and were situated in closer proximity to the SACs and SPA. Having considered the evidence, the SoS concluded that the schemes would have no likely significant effect on the SAC and SPA, either alone or in combination with other plans and projects, and as such a full Appropriate Assessment would not be required.
- 6.31 The application site and proposed scheme differs from these recent appeals in a number of ways. The site is located at a considerably further distance from the Ashdown Forest SAC/SPA, Lewes SAC and Pevensy Levels SAC, with the proposal of a considerably smaller scale in comparison. In addition, the application site does not benefit from direct travel routes to the SAC and SPA.

- 6.32 Given the location of the site, the scale of the proposed development, and the distance from the Ashdown Forest SAC/SPA, Lewes SAC and Pevensey Levels SAC it is considered that the proposed scheme will have no likely significant effect on the SAC and SPA. As such, Horsham District Council as the Competent Authority does not require an Appropriate Assessment to be completed, and the proposed development can proceed without significant adverse effects on the integrity of these Internationally Designated Sites.

Conclusion

- 6.33 Taking all matters into account, including the now pitched roof and additional parking, the proposal is considered an acceptable form of development. The scheme would result in an appropriate development in accordance with the requirements of the strategic and locational strategy policies of the HDPF. Whilst it is acknowledged that the development would alter the character of the site and some views from surrounding areas, it is considered that the provision of affordable homes and/or temporary accommodation would constitute significant benefits in favour of the development. The scheme is considered to be in accordance with the requirements of the HDPF and NPPF and would result in a sustainable form of development. The proposal is also considered appropriate with respect to its impact on demand for travel and highway considerations, trees, sustainability, ecology and flooding.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.34 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	676.15	225.83	450.32
	Total Gain		676.15
	Total Demolition		225.83

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

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

7. RECOMMENDATIONS

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

1 **A list of the approved plans**

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

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

3 **Pre-Commencement Condition:** The proposed development shall not commence until a detailed scheme for the provision of affordable housing and / or temporary accommodation has been submitted to and approved in writing by the Local Planning

Authority. The affordable housing and/or temporary accommodation shall be provided in accordance with the approved scheme which shall include:

- i. details of the type, tenure and location on the site of the affordable/temporary units;
- ii. the arrangements to ensure that the units remain as affordable housing/temporary accommodation for both first and subsequent occupiers of the units; and
- iii. the occupancy criteria to be used for determining the identity of the occupiers of the units and the means by which such occupancy criteria shall be enforced.

Any alterations to the approved scheme shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with Policy 16 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities
- The approved details shall be adhered to throughout the construction period.

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

- 5 **Pre-Commencement Condition:** No development, other than works of demolition, shall commence until precise details of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.
- Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
- All trees on the site shown for retention as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
 - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
 - Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to

such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** No development, other than works of demolition, 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).

- 8 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until 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).

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

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

- 10 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

- Ecological enhancement measures set out in the Preliminary Ecological Assessment by Calyx Environmental Ltd, dated January 2018

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

- 11 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing numbers 014 Rev P5 and 002 Rev P8. 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).

- 12 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the parking spaces associated with it have been provided in accordance with drawing number 003 Rev P7. The areas of land so provided shall thereafter be retained for the parking of vehicles.

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

- 13 **Pre-Occupation Condition:** No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular accesses onto Rowan Drive in accordance with drawing number 003 Rev P7. These visibility splays shall thereafter be 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 in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 010 Rev P7. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

- 15 **Pre-Occupation Condition:** The building hereby approved shall be occupied until the following windows have been fitted with obscure glazing to 1.8m and fixed shut/non-openable:

First floor:

- Two windows within flat 04 (to kitchen/living/dining and bathroom) detailed as being 'obscure glazed fixed shut' on drawing no. 011 Rev P7
- One window to hall of flat 04 (as shown on drawing no. 011 Rev P7) facing south west
- One window to lobby at first floor level (as shown on drawing no. 011 Rev P7) facing south west
- Two windows to lobby (as shown on drawing no. 011 Rev P7) facing south east and detailed as being 'obscure glazed to 1800mm fixed shut'
- One window to hall of flat 07 (as shown on drawing no. 011 Rev P5) facing south east

Second floor:

- One window within flat 08 (to bathroom) detailed as being 'obscure glazed fixed shut' on drawing no. 012 Rev P7
- Two windows within flat 09 (to hall and Master Bedroom) as shown on drawing no. 012 Rev P7 as being 'obscure glazed fixed shut'

Once installed the obscured glazing shall be retained permanently and the window fixed shut/non-openable thereafter.

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

- 16 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes 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).

- 17 **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 by Calyx Environmental Ltd, dated January 2018.

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).

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

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

- 19 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

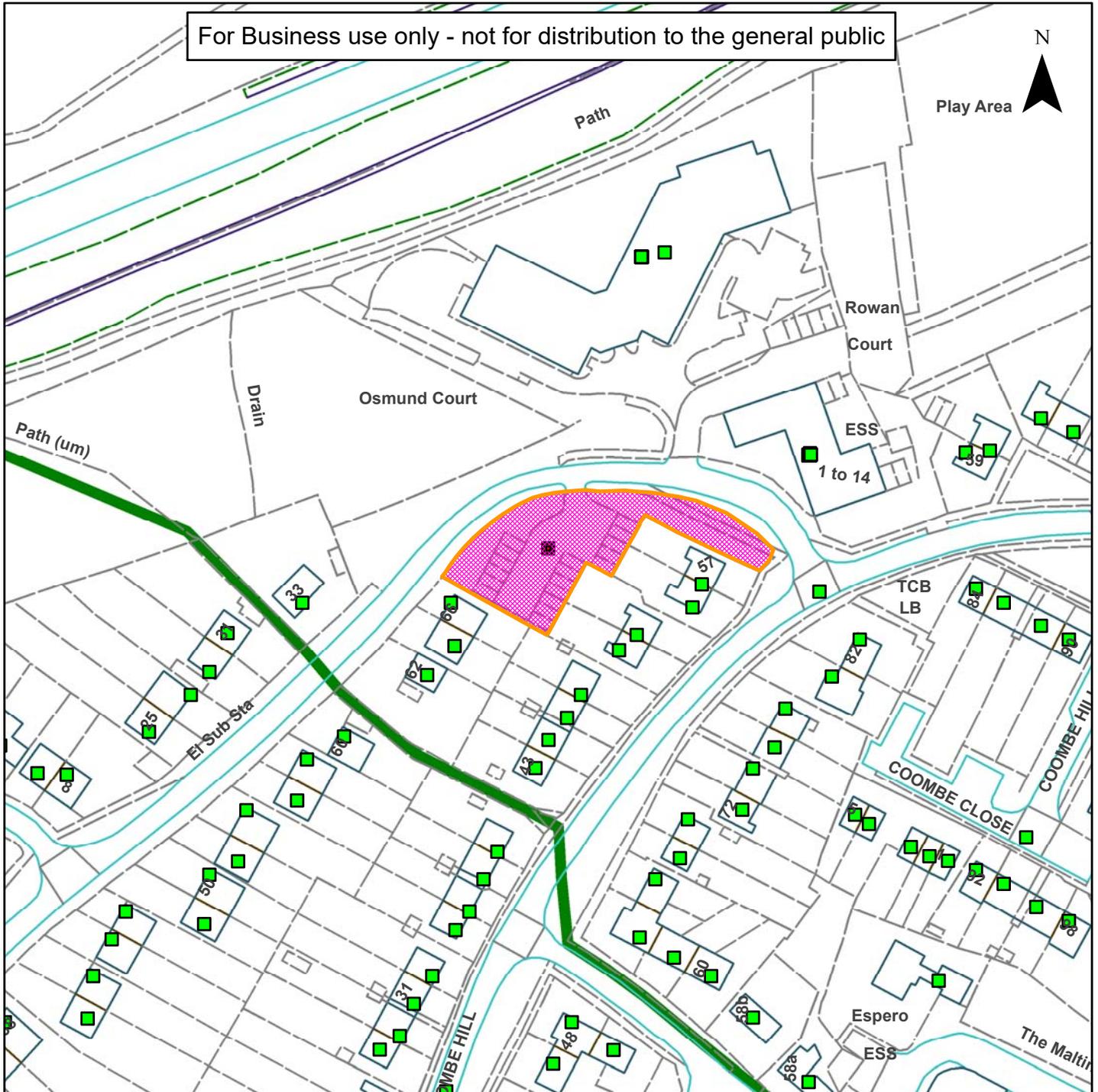
Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0018



Not Set

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	06/09/2018
MSA Number	100023865

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**Horsham
District
Council**

PLANNING REPORT COMMITTEE

TO: Planning Committee South

BY: Head of Development

DATE: 18 September 2018

DEVELOPMENT: Conversion of first floor into 4 self-contained flats and a two storey first and second floor extension including addition of side terraces to north west elevation, and conversion of attached outbuilding into a holiday let (Full application)

SITE: 58 - 62 High Street Steyning West Sussex BN44 3RD

WARD: Steyning

APPLICATION: DC/18/0496

APPLICANT: **Name:** Mr Mason **Address:** The Little House Shoreham Road Small Dole Henfield BN5 9YQ

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

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the conversion of the first and second floors at 60 & 62 High Street from A2 use to form 4 two-bedroom self-contained flats, retaining the existing A2 use at ground floor level. To facilitate this change of use, a first and second floor roof extension is proposed to the rear of the building. The proposal also seeks to change the use of the frontage building at 58 High Street from A2 use to an A1 retail shop unit, and the conversion of the ancillary barn to the rear of all three buildings into 1 no. holiday-let.
- 1.2 The proposed A1 retail unit within 58 High Street would measure to a total floor area of 25.5sqm, and would incorporate the installation of a w.c within the rear of the unit. The shop would be accessed via a reinstated front door that would sit along the front elevation, with the shop subdivided from the rest of the building through the blocking-up of the existing internal door. The rest of the ground floor within 60 & 62 High Street would be retained for A2 use.

- 1.3 Access to the proposed Flat 1 above the front part of 60 & 62 High Street would be via an existing staircase within 58 High Street which links into 60 & 62 High Street at first floor level. Flat 1 would encompass a 2-bed flat within the first floor and attic space at the front of the building. This flat would utilise existing room proportions, albeit with the subdivision in the northern section of the building to provide a bathroom. The proposal would block-up an existing door to the proposed living room, with the existing staircase used to access the second bedroom. This flat would be severed from the later rear extension by the blocking-up of the internal door to the northern section of the building. The proposed 2-bed flat would amount to a total floor area of approximately 156sqm, and would provide kitchen, living room, 2 no. bedrooms, bathroom, and attic space.
- 1.4 The first floor of the later rear extension to 60 High Street would be converted into 2 no. self-contained two-bedroom flats (Flats 2 & 3), with a first floor extension to accommodate the second bedroom to Flat 3. Flat 4 would be held within a new second floor roof level. Access to Flat 2 would be via a new external staircase to the rear, with access to Flats 3 and 4 via an existing staircase within the rear part of the building. All three flats would have rear roof terraces.
- 1.5 The proposed external staircase to Flat 2 would lead to a separate fully glazed entrance that would open to an entrance hall. The flat would be encompassed within existing partitions, albeit with slight alterations to the central element to accommodate subdivisions for a bathroom and bedrooms. A number of internal doors would be blocked up to the living room and hall, with the addition of a roof light over the entrance hall. The proposed 2-bed flat would measure to a total floor area of approximately 77sqm, and would provide entrance hall, kitchen/living room, 2 no. bedrooms, and bathroom.
- 1.6 Flat 3 would be accessed from an existing entrance to the rear, and would involve the removal of the partitions to the southern section to accommodate an open kitchen/living room. Internal partitions would also be removed to facilitate Bedroom 1, with a small first floor extension to the north to accommodate Bedroom 2. A number of openings to the kitchen/living room, bedroom and bathroom would be blocked up, with the provision of a flat roof terrace to the north. The proposed 2-bed flat would measure to a total floor area of approximately 76sqm, and would provide an entrance hall, bathroom, 2 no. bedrooms and kitchen/living room.
- 1.7 A roof extension over the later, flat roof projection to the rear of 60 High Street is proposed, which would incorporate 1 no. 2-bed flat (Flat 4) to an approximate floor area of 120sqm. The flat would provide an open kitchen/living room, 2 no. bedrooms, and bathroom, with 1 no. inset roof terrace to the north. The extension would consist of a hipped roof extending across the breadth of the projection measuring to an overall height of 8.7m; an increase of 2.7m above the existing flat roof. The roof addition would be set down from the ridgeline of the principal frontage building, with the provision of 15 no. roof lights within the northern and southern roof slopes.
- 1.9 It is also proposed to convert the detached barn to the rear of the building to a holiday-let unit. The proposal would block up a rear entrance door to the barn, with a new partition to subdivide the ground floor to form 1 no. bedroom and shower/w.c.
- 1.10 The proposed development would utilise the existing yard/parking area to the rear for the provision of 11 parking spaces, with 1 no. parking space to be allocated for each flat and the holiday-let accommodation, with 6 no. unallocated parking spaces for the A1 and A2 ground floor premises.

DESCRIPTION OF THE SITE

- 1.11 The application site consists of three linked Grade II Listed Buildings located on the east side of the High Street, within the designated built-up area and Conservation Area of Steyning. The site lies within the Primary Shopping Area of Steyning, and is surrounded by a mix of retail, commercial and residential properties, many of which are Grade II Listed Buildings.
- 1.12 The building currently consists of A2 Professional accommodation to the ground and first floors, with an area to the rear used for parking. The building comprises the principal frontage building, with a two storey flat roof projection to the rear of no.60, with neighbouring properties adjoining the site to the north-west and south-east.
- 1.13 The neighbouring properties comprise Grade II Listed Buildings, with the properties to the south comprising commercial uses, some with residential accommodation above. Commercial uses sit to the rear of 64 High Street to the north, with further residential terraces to the rear/east including a listed building at 3-4 Elm Grove.
- 1.14 The wider site is bound by a 2m high flint wall to the east, with a number of residential terraces positioned along the perimeter to the north-east and south-east.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 **National Planning Policy Framework**

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

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 11 - Tourism and Cultural Facilities
- Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
- Policy 13 - Town Centre Uses
- Policy 14 - Shop Fronts and Advertisements
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities
- Policy 43 - Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

2.5 There is currently no draft or made Neighbourhood Plan for Steyning.

PLANNING HISTORY AND RELEVANT APPLICATIONS

ST/3/54	Strong room and lobby Comment: Bank house no. 62 (From old Planning History)	Application Permitted on 07.04.1954
ST/24/54	Alterations and additions Comment: Bank house no. 62 (From old Planning History)	Application Permitted on 08.09.1954
ST/7/63	Change of use of ground floor from shop to office Comment: No. 60 (From old Planning History)	Application Permitted on 06.03.1963
ST/58/65	Extension of bank house to 60 high street Comment: And b. regs (From old Planning History)	Application Permitted on 08.12.1965
ST/37/97	Installation of an atm cash machine Site: 60-62 High Street Steyning	Application Permitted on 16.07.1997

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.2 **HDC Strategic Planning:** No Objection

3.3 **HDC Conservation:** No Objection

The proposal to extend the modern flat roofed rear wing with the addition of a pitched roof is acceptable and will soften the stark appearance of this part of the building. The proposed wing on the north west elevation will obscure some views of the nineteenth century rear wing but this is not a highly significant part of the building and there are no unobscured views at present. As long as the proposed roof detailing reflects traditional roof junctions I am satisfied this can be accepted. The alteration to open a historic door way on the High Street is also acceptable.

The proposal to convert the barn will intensify the use of the building and increase the likelihood of it being maintained in the future. It reinforces the special interest of the principal range of buildings.

I am satisfied the revised floor plans have overcome my objections to conversion of the principal building. I am now satisfied the conversion will not harm the special interest of the listed building.

OUTSIDE AGENCIES

3.5 **WSCC Highways:** No Objection

3.6 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

3.7 **Steyning Parish Council:** Objection

- Overdevelopment of the site
- Out of keeping with the Conservation Area
- Loss of privacy and overbearing to neighbouring properties
- Increased vehicular activity to the High Street would be hazardous
- Access arrangements during construction

3.8 28 letters of objection were received from 15 separate households, and these can be summarised as follows:

- Overbearing impact caused by roof extension
- Loss of light and privacy to neighbouring properties
- Impact of additional vehicular traffic
- Overdevelopment of the site
- Out of keeping with the historic environment
- Number and position of proposed rooflights
- Loss of parking
- Noise and disturbance issues
- Increase in vehicle traffic

3.9 2 letters of support were received from 2 separate households on the grounds that the development would enhance the locality and provide needed additional accommodation.

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

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

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

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

6. PLANNING ASSESSMENTS

6.1 The application seeks full planning permission for the conversion of the frontage building to an A1 shop unit and the retention of offices to the ground floor, with the provision of 4 no. self-contained flats above.

Principle of Development

- 6.2 Policy 3 of the Horsham District Planning Framework states that development is permitted within town and villages that have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.3 The site lies within the built-up area of Steyning, which is categorised as a "Small Town and Larger Village" within the settlement hierarchy. These are settlements with a good range of services and facilities, with reasonable rail and bus services. In addition, Steyning village centre is categorised as a "Secondary Centre" under Policy 12 of the HDPF, where activities and a diversity of uses are encouraged and promoted.
- 6.4 The proposal seeks to convert the existing A2 premises to a small retail unit (A1) and Professional Services (A2) to the ground floor, with the conversion of the offices comprising the upper floor to flats (C3). The proposal would also involve a roof extension to the later modern addition to facilitate an additional flat, with the conversion of the ancillary barn to the rear to holiday-let.
- 6.5 Whilst the proposal would result in the loss of some of the existing A2 premises, Policies 12 and 13 of the HDPF promote a mix of uses within Town and Village Centres, where development that complements the vitality and viability of the centre is supported. The proposal would retain some A2 Office accommodation at ground floor, along with the addition of an A1 shop unit. The proposal is considered to diversify the retail offering within the Primary Shopping Area, and introduce an active frontage within the designated Primary Shopping Frontage.
- 6.6 The proposed development would therefore support the Steyning Local Centre, with the proposed residential use of the upper floors and holiday use of the barn, considered acceptable. The proposed development is therefore considered acceptable in principle, subject to all other material considerations.

Design and Appearance

- 6.7 Policies 25, 32, 33 and 34 of the Horsham District Planning Framework states that development should be of a scale, massing and appearance that is of a high standard of design and layout, which relates sympathetically to the built surroundings, landscape, and open spaces of the surroundings. Proposals should complement locally distinctive characters and heritage of the District, and should contribute to a sense of place in the buildings themselves and in the way they integrate within their surroundings and historic landscape to which they sit. Development should reinforce the special character of the historic environment through appropriate siting, scale, form and design, and should preserve and ensure clear legibility of locally distinctive vernacular.
- 6.8 The proposed development relates to the conversion of the building to A1 retail unit and A2 offices to the ground floor, with the conversion of the upper floor and extension of the roof to accommodate 4 no. 2-bed flats. It is also proposed to convert the ancillary barn to the rear to 1 no. holiday-let unit.
- 6.9 External works to facilitate the retail unit would incorporate the reinstatement of a previous opening to the front elevation. This would introduce an active frontage within the Primary Shopping Frontage, utilising a door that would be reflective of the existing fenestration and the overall character of the wider Primary Shopping Area.
- 6.10 The proposed works to facilitate the conversion to 4 no. flats includes a first floor extension to the north-western rear elevation, external alterations to accommodate an entrance porch to the rear eastern elevation and roof terraces to the rear north-west (including perimeter

guard rail). It is also proposed to extend the height of the roof of the two storey flat roof projection to the rear through the provision of a hipped roof addition.

- 6.11 There is considerable variation to the roofscape of the frontage buildings, with many of the rear projections incorporating hipped roofs, albeit at a subservient height and scale to the main frontage element. In its current form the two storey flat roof addition is considered to poorly juxtapose and contrast with the historic built form and character of the site and surrounding development, appearing as an overtly bulky and dominant addition within this context.
- 6.12 It is considered that the addition of the hipped roof, whilst resulting in additional built form, would help to better integrate this later extension into the building, in a manner that would moderate and mitigate the visual and physical separation between the two elements. In addition, it is considered that the proposed form and appearance of the addition would reflect and respond to similar development within the locality, utilising features and materials that would respect the vernacular and palette of other development within the built surroundings.
- 6.13 Following revisions to the bulk of the addition, which has reduced the eaves height and overall height of the roof, it is considered that the addition would sit appropriately within the context of the site and surroundings, in a manner that would relate more comfortably to the proportions and special character of the Listed Building and the setting of the designated Conservation Area. It is therefore considered that the scale, massing and appearance of the development would relate sympathetically with the built surroundings, skyline, and views, and would respect the locally distinctive character, overall setting, and townscape features of the designated Conservation Area, enhancing the character and appearance of the Listed Building and Conservation Area.
- 6.14 The proposed alterations to the barn to facilitate the holiday-let would include the addition of a door and window to the east and west elevations, with the blocking up of an existing door and provision of a high level window to the western elevation.
- 6.15 The existing barn has undergone a number of piecemeal alterations, including the infill of the cart entrance and the addition of a dormer to the southern roof slope. This has altered the character and appearance of the building, however it is recognised that the building still retains its rural utilitarian character.
- 6.16 The proposed alterations, whilst introducing a number of domestic features, are considered to maintain the general character of the utilitarian building, and is considered to utilise fenestration and materials that would reflect the appearance of the former barn. It is therefore considered that the proposed external alterations would reflect and reinforce the special character of the former barn, and the setting of the surrounding Listed Buildings and designated Conservation Area.
- 6.17 Overall, the proposed scheme is considered to be of a scale and nature that would be appropriately and comfortably accommodated within the building and the wider site, with the additional built form considered to be sympathetic to the special character and local distinctiveness of the Listed Building and setting of the designated Conservation Area. For this reason it is considered that the development would respect the locally distinctive character, overall setting, and townscape features of the site and designated Conservation Area, in accordance with Policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

Heritage Impacts

- 6.18 Policy 34 of the Horsham District Planning Framework states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness

of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

- 6.19 Following consultation with the Council's Conservation Officer, the roof extension over the modern flat roofed rear projection is considered to soften the stark appearance of this part of the building. Whilst it is acknowledged that the proposed extension, including the first floor bedroom addition, would obscure some views of the nineteenth century rear wing, it is not considered to be a highly significant part of the building, and any harm in this respect is considered to be outweighed by the benefit of the improvements to the appearance of the rear extension. Other external alterations to the building frontage and the ancillary barn are considered acceptable, with the development considered to reinforce the special interest of the principal range of buildings and maintain their future use.
- 6.20 It is therefore considered that the proposed development would help to reinforce the special character of the Listed Building and make a more positive contribution to the designated Conservation Area, in accordance with Policy 34 of the Horsham District Planning Framework (2015).
- 6.21 The impact of the internal alterations are considered further under the accompanying listed building consent application reference DC/18/0497.

Impact on residential amenity

- 6.22 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.
- 6.23 The building subject of the application lies in close proximity to neighbouring properties, particularly to the south. Given this proximity, they share a close relationship, with the amenity space of the neighbouring property to the south positioned directly adjacent to the extent of the application building.
- 6.24 The existing building includes office accommodation to the ground and first floors, with the windows to the southern elevation overlooking the rear amenity spaces of the neighbouring properties to the south. These windows are not currently obscure-glazed, with the proposed development seeking to obscure glaze the lower section of these windows.
- 6.25 It is acknowledged that a number of objections have been raised in respect of the impact the proposed development, and particularly the roof extension, would have on the amenities of the neighbouring properties. In particular, concern is raised regarding potential overlooking and loss of privacy from the roof lights serving Flat 4.
- 6.26 The applicant has submitted a section plan indicating that the proposed roof lights would be positioned 1.7m above the floor level. It is therefore considered that given the height of the windows above the internal floor level, the proposed rooflights would not result in overlooking to the neighbouring properties to the south.
- 6.27 Given the established relationship with the residential neighbours, it is not considered that the introduction of residential accommodation to this section of the building would result in any increased harm, with the proposed obscure glazing to the lower section of the southern windows helping to mitigate potential overlooking. Whilst this would have an impact on amenity to the occupier, it is recognised that the upper section of the windows would be clear glazed enabling the provision of undistorted light into the living room and kitchen area. It is therefore considered that the use of obscure glazing to the lower section of the first floor windows would overcome potential overlooking and loss of privacy to the neighbouring properties to the south whilst maintaining a suitable level of accommodation within the building.

- 6.28 Given the relationship between the ancillary barn to the rear and the neighbouring properties to the south, it is not considered that the proposed change of use or external alterations would result in harm to the amenities or sensitivities of neighbouring properties.
- 6.29 The proposed development would result in an intensification in use of the existing building, with the subdivision of the building creating a net increase of 4 no. flats within the building. Whilst this increased level of activity could result in greater noise disturbance and general activity, given the location of the site within the village centre, it is not considered that this would result in substantial harm to the amenities of neighbouring properties. In addition, it is recognised that mixed retail and residential uses already exist within the vicinity, and as such the nature of the proposal would not be expected to result in unacceptable living conditions for future occupants. As such, the proposal is not considered to result in significant harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Existing Parking and Traffic Conditions

- 6.27 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.28 The proposed development proposes a total number of 11 car parking spaces, 1 no. space allocated for each flat and the holiday-let, with 6 no. unallocated spaces proposed for the A1 retail and A2 office units.
- 6.29 The West Sussex Parking Calculator requires 1 no. allocated space per flat, with 5 no. spaces required for the B1 Office Use, and the retail unit requiring 1 no. parking space. The proposed development would therefore require a total of 11 no. parking spaces. As indicated on the submitted Site Plan, a total of 11 no. parking spaces are required, 1 no. allocated space per flat and holiday-let, with 6 unallocated spaces to be used for the A1 retail and A2 office units.
- 6.30 The proposed development would provide sufficient parking for the anticipated uses, and as such the proposal is considered to provide adequate parking, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.31 The proposed development is considered acceptable in principle, and is considered to preserve the special character and significance of the Listed Building and the designated Conservation Area. The proposal makes an efficient use of an existing building with appropriate extensions, and would not result in harm to the amenities or sensitivities of neighbouring properties, and is considered to accord with Policies 12, 32, 33, 34, and 41 of the Horsham District Planning Framework (2015).

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	500.05	378.45	121.60

All Other Development	25.5	25.5	0
	Total Gain		
	Total Demolition		0

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

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

7. RECOMMENDATIONS

7.1 To approve application, subject of the following conditions.

Conditions:

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

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

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

- a) Drawings to a scale not smaller than 1:5 fully describing:
 - i. New and replacement windows and external doors. These drawings must show: materials, cross section of frame, transom, mullions, glazing bars, etc; formation of openings including reveals, heads, sills, arches, etc; method of opening method of glazing.
 - ii. Roof details including sections through: roof ridge; hips; valleys; eaves; verges; flat roof perimeters; parapets.
- b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

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

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

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to

achieve a building of visual quality in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

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

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

- 6 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes 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).

- 7 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number 84515/200 C received on 24.05.2018. 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).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 84515/200 C received on 24.05.2018. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

- 9 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling or unit hereby permitted, the parking, turning and access facilities necessary to serve that dwelling or unit shall have been implemented in accordance with the approved details as shown on plan 84515/200 C received on 24.05.2018 and shall be thereafter retained as such.

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

- 10 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 or Orders amending or revoking and re-enacting the same, the retail unit (A1) hereby permitted shall not change to D2 or residential (C3) unless planning permission is granted by the Local Planning Authority pursuant to an application.

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

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

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

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

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

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

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

- 14 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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

- 15 **Regulatory Condition:** The holiday-let accommodation hereby permitted shall only be occupied/operated as holiday accommodation and shall not be occupied by an individual, family or group for more than 4 consecutive weeks in any 8 week period commencing with the first day of letting or by an individual, family or group for more than 4 weeks in any 26 week period commencing with the date of the first letting to their individual family or group.

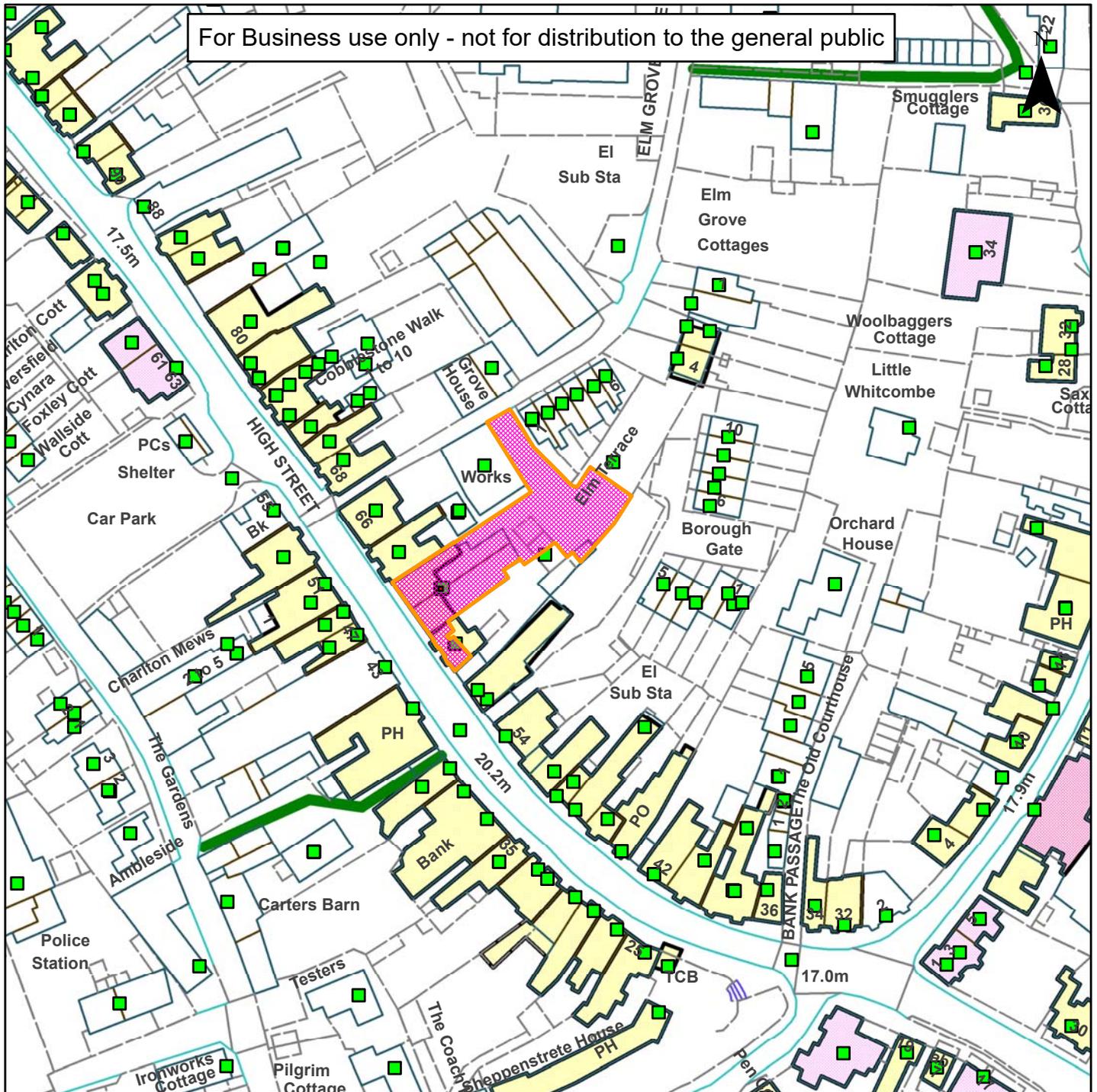
Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 28 and 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0496
DC/18/0497



Not Set

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	06/09/2018
MSA Number	100023865

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**Horsham
District
Council**

PLANNING REPORT COMMITTEE

TO: Planning Committee South

BY: Head of Development

DATE: 18 September 2018

DEVELOPMENT: Conversion of first floor into 4 self-contained flats including a two storey first and second floor extension including addition of side terraces to north west elevations, and conversion of attached outbuilding into a holiday let (Listed Building Consent)

SITE: 58 - 62 High Street Steyning West Sussex BN44 3RD

WARD: Steyning

APPLICATION: DC/18/0497

APPLICANT: **Name:** Mr Mason **Address:** The Little House Shoreham Road Small Dole Henfield BN5 9YQ

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

RECOMMENDATION: To approve Listed Building Consent subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks Listed Building Consent for alterations and extension to the Grade II Listed Buildings at 58-62 High Street to facilitate their conversion into 1 no. A1 retail unit, retained A2 offices, and 4 no. 2-bed flats. External alterations to the ancillary barn to the rear of the building are also proposed to facilitate its conversion to 1 no. holiday-let.
- 1.2 The proposed conversion of the frontage building would provide a self-contained A1 retail unit to the southern section of the building within No.58. This would incorporate the installation of a w.c to the rear of the unit. The shop would be accessed via a reinstated front door that would sit along the front elevation, with the shop subdivided from the rest of the building through the blocking-up of the existing internal door. The rest of the ground floor to 60 & 62 High Street would be retained for A2 Office use, with internal alterations proposed to the north-east section of the building to provide a kitchen and accessible w.c..

- 1.3 Access would be provided from a staircase within 58 High Street to facilitate separate access to the first floor to 60 & 62 High Street, which would encompass a 2-bed flat (Flat 1) within the first floor and attic space. This would utilise existing room proportions, albeit with the subdivision in the northern section of the building to provide a bathroom. The proposal would block-up an existing door to the proposed living room, with the existing staircase used to access the second bedroom. This flat would be severed from the later rear extension by the blocking-up of the internal door to the northern section of the building. The proposed 2-bed flat would provide kitchen, living room, 2 no. bedrooms, bathroom, and attic space.
- 1.4 The first floor of the later rear extension would be converted into 2 no. self-contained flats, with a first floor extension to accommodate an additional bedroom to Flat 3. The remaining flat roof of the single storey rear projection would be used as a roof terrace for each flat and as access to Flat 2, with the provision of a guard rail around the perimeter.
- 1.5 Flat 2 would be accessed by the existing external staircase to the north of the building, and would include a separate fully glazed entrance that would open to an entrance hall. The flat would be encompassed within existing partitions, albeit with slight alterations to the central element to accommodate subdivisions for a bathroom and bedrooms. A number of internal doors would be blocked up to the living room and hall, with the addition of a roof light over the entrance hall. The proposed 2-bed flat would provide an entrance hall, kitchen/living room, 2 no. bedrooms, and bathroom.
- 1.6 Flat 3 would be accessed from an existing entrance to the rear, and would involve the removal of the partitions to the southern section to accommodate an open kitchen/living room. Internal partitions would also be removed to facilitate Bedroom 1, with a small first floor extension to the north to accommodate Bedroom 2. A number of openings to the kitchen/living room, bedroom and bathroom would be blocked up, with the provision of a flat roof terrace to the north. The proposed 2-bed flat would provide an entrance hall, bathroom, 2 no. bedrooms and kitchen/living room.
- 1.7 A roof extension over the later, flat roof projection to the rear is proposed, which would incorporate 1 no. 2-bed flat. The proposal would incorporate a hipped roof extending across the breadth of the projection that would measure to an overall height of 8.7m, an increase of 2.7, above the existing flat roof. The roof addition would be set down from the ridgeline of the principal frontage building, with the provision of 15 no. roof lights within the northern and southern roof slopes.
- 1.8 Flat 4 would be incorporated within the extended roof slope, and would provide a 2-bed flat. The flat would provide an open kitchen/living room, 2 no. bedrooms, and bathroom, with 1 no. inset roof terrace to the north.
- 1.9 It is also proposed to convert the detached barn to the rear of the building to a holiday-let unit, with the existing rear entrance door to the barn blocked up, with a new partition to subdivide the ground floor to form 1 no. bedroom and shower/w.c.

DESCRIPTION OF THE SITE

- 1.10 The application site consists of three linked Grade II Listed Buildings at 58, 60 & 62 High Street that are located to the east side of the High Street, within the designated built-up area and Conservation Area of Steyning. The site lies within the Primary Shopping Area of Steyning, and is surrounded by a mix of retail, commercial and residential properties, many of which are Grade II Listed Buildings.
- 1.11 The building currently consists of A2 Office accommodation to the ground and first floors, with an area to the rear used for parking. The building comprises the principal frontage

building, with a two storey flat roof projection to the rear, with neighbouring properties adjoining the site to the north-west and south-east.

- 1.12 The neighbouring properties comprise Grade II Listed Buildings, with the properties to the south consisting of residential dwellings with residential amenity space set to the east. The neighbouring property to the north-west includes a residential dwelling known as Fantasy Cottage, with a commercial workshop positioned to the far north.
- 1.13 The wider site is bound by a 2m high flint wall to the east, with a number of residential terraces positioned along the perimeter to the north-east and south-east.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

- 2.2 **National Planning Policy Framework**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 34 - Cultural and Heritage Assets

Supplementary Planning Guidance:

- 2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 There is currently no draft or made Neighbourhood Plan for Steyning.

PLANNING HISTORY AND RELEVANT APPLICATIONS

ST/3/54	Strong room and lobby Comment: Bank house no. 62 (From old Planning History)	Application Permitted on 07.04.1954
ST/24/54	Alterations and additions Comment: Bank house no. 62 (From old Planning History)	Application Permitted on 08.09.1954
ST/7/63	Change of use of ground floor from shop to office Comment: No. 60 (From old Planning History)	Application Permitted on 06.03.1963
ST/58/65	Extension of bank house to 60 high street Comment: And b. regs (From old Planning History)	Application Permitted on 08.12.1965
ST/37/97	Installation of an atm cash machine Site: 60-62 High Street Steyning	Application Permitted on 16.07.1997

ST/75/03	Internal alterations to improve disabled access Site: 60-62 High Street Steyning	Application Permitted on 19.08.2003
DC/12/2172	Internal refurbishment of a front ground floor room	Application Permitted on 24.01.2013

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 Conservation:** No Objection

The proposal to extend the modern flat roofed rear wing with the addition of a pitched roof is acceptable and will soften the stark appearance of this part of the building. The proposed wing on the north west elevation will obscure some views of the nineteenth century rear wing but this is not a highly significant part of the building and there are no unobscured views at present. As long as the proposed roof detailing reflects traditional roof junctions I am satisfied this can be accepted. The alteration to open a historic door way on the High Street is also acceptable.

The proposal to convert the barn will intensify the use of the building and increase the likelihood of it being maintained in the future. It reinforces the special interest of the principal range of buildings.

I am satisfied the revised floor plans have overcome my objections to conversion of the principal building. I am now satisfied the conversion will not harm the special interest of the listed building.

OUTSIDE AGENCIES

- 3.3 N/A

PUBLIC CONSULTATIONS

- 3.4 **Steyning Parish Council:** Objection

- Overdevelopment of the site
- Out of keeping with the Conservation Area
- Loss of privacy and overbearing to neighbouring properties
- Increased vehicular activity to the High Street would be hazardous
- Access arrangements during construction

- 3.5 22 letters of objection were received from 12 separate households, and these can be summarised as follows:

- Use of materials
- Parking issues
- Overdevelopment
- Impact on amenity of neighbours
- Out of keeping with the historic environment
- Number and position of roof lights
- Traffic hazards

3.6 1 letter of support was received stating that the proposal would improve the character of the area.

3.7 **Councillor Lloyd:** No Objection

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

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

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

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

6. PLANNING ASSESSMENTS

6.1 The application seeks Listed Building Consent for alterations and extension to the three Grade II Listed Building to facilitate their conversion into 1 no. retail unit, retention of A2 offices, and the provision of 4 no. 2-bed flats. Alterations to the ancillary barn to the rear of the building are also proposed to facilitate the conversion of the building to 1 no. holiday-let.

6.2 Paragraphs 193 and 194 of the NPPF sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

6.3 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

Special character and distinctiveness of the Listed Building and its setting

6.4 Policy 34 states that work to Listed Buildings should reinforce and make a positive contribution to the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.

6.5 The proposed conversion of the principal Listed Building to A1 retail, A2 Offices, and 4 no. flats would result in a number of internal and external alterations, including the addition of partitions to the ground floor, first floor and second floor of the original building, with the removal of partitions within the first floor of the original building and the first floor and second floor of the later rear projection. Associated external alterations would include the reinstatement of a door to the frontage of the original building, and the replacement of the

first floor windows to the later rear projection with obscure glazing to the lower sections. It is also proposed to block-up a number of openings to the ground and first floor to the north-east and eastern elevations, with the provision of a small first floor extension to the north-eastern elevation, and the creation of 2 no. roof terraces to the same elevation.

- 6.6 Following consultation with the Council's Conservation Officer, the principle of the conversion is considered acceptable in heritage terms. However, concerns were raised in respect of the proposed alterations to the first floor of the original building to facilitate access to Flat 2. This initially involved the loss of a substantial timber rail which formed one of the only decorative features within the building. It was therefore considered that this exposed timber feature was considered to be of particular interest, with its loss considered unacceptable.
- 6.7 The Applicant amended the scheme to retain the exposed timber frame, with access to Flat 2 now proposed from the roof terrace to the north-east of the building. This amended layout is considered to address the concerns raised by the Conservation Officer, and as such no objection has been raised to this aspect of the proposed development.
- 6.8 A roof extension over the later, flat roof projection to the rear is proposed, which would incorporate 1 no. 2-bed flat. The proposal would consist of a hipped roof extending across the breadth of the projection measuring to an overall height of 8.7m; an increase of 2.7m above the existing flat roof. The roof addition would be set down from the ridgeline of the principal frontage building, with the provision of 15 no. roof lights within the northern and southern roof slopes.
- 6.9 Following consultation with the Conservation Officer, it is considered that the hipped roof addition is acceptable, and will soften the stark appearance of this part of the building. It is therefore considered that the scale, massing and appearance of the development would relate sympathetically with the built surroundings, skyline, and views, and would respect the locally distinctive character overall setting of the Grade II Listed Buildings and their setting.
- 6.10 The proposed alterations to the barn to facilitate the holiday-let would include the addition of a door and window to the east and west elevations, with the blocking up of an existing door and provision of a high level window to the western elevation.
- 6.11 The existing barn has undergone a number of piecemeal alterations, including the infill of the cart entrance and the addition of a dormer to the southern roof slope. This has altered the character and appearance of the building, however it is recognised that the building still retains its rural utilitarian character. The proposed alterations, whilst introducing a number of domestic features, are considered to maintain the general character of the utilitarian building, and is considered to utilise fenestration and materials that would reflect the appearance of the former barn. It is therefore considered that the proposed external alterations would reflect and reinforce the special character of the former barn, and the setting of the surrounding Listed Buildings.
- 6.12 The proposal is therefore considered to result in less than substantial harm to the heritage asset, with the proposal offering tangible public benefits by ensuring the continued sustainable use of the heritage asset. These benefits outweigh any harm identified when applying paragraph 196 of the NPPF. As such, the proposal is considered, on balance, to preserve the sustainable and continued use of the Grade II Listed Building, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Conclusion

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

7. RECOMMENDATIONS

7.1 To approve the Listed Building Consent subject to conditions

Conditions:

1 **List of Approved Plans**

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

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

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

- a) Drawings to a scale not smaller than 1:5 fully describing:
 - i. New and replacement windows and external doors. These drawings must show: materials, cross section of frame, transom, mullions, glazing bars, etc; formation of openings including reveals, heads, sills, arches, etc; method of opening method of glazing.
 - ii. Roof details including sections through: roof ridge; hips; valleys; eaves; verges; flat roof perimeters; parapets.
- b) Schedule identifying all doors, doorcases, windows, joinery, panelling, fireplaces and surrounds, decorative plasterwork and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.
- c) Samples or specifications of external materials and surface finishes.
- d) Schedule and annotated plan showing the full extent of alteration work to the existing windows.
- e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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

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

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

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

- 5 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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

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

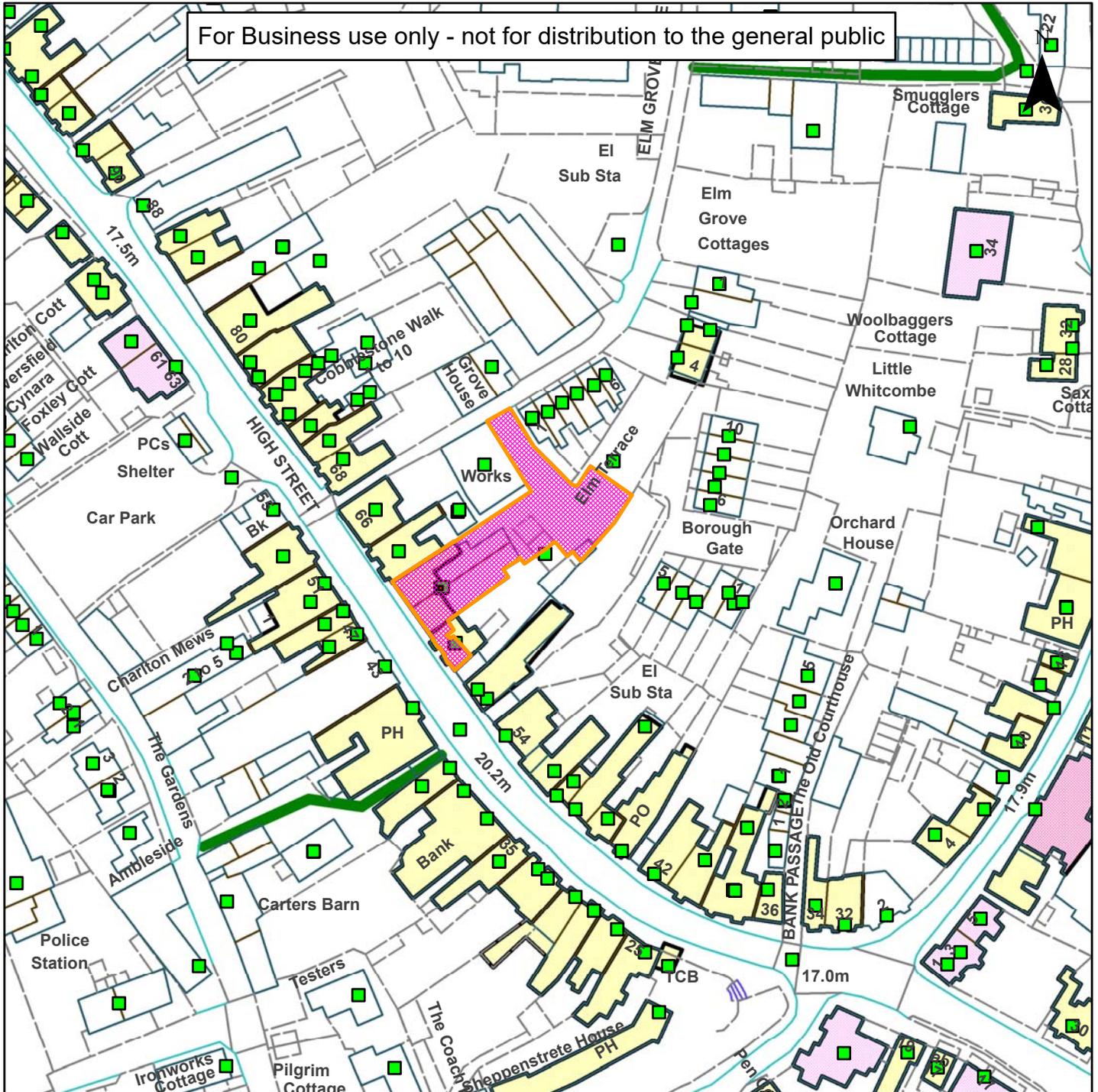
Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0497
DC/18/0496



Not Set

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	06/09/2018
MSA Number	100023865

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TO: Planning Committee South

BY: Head of Development

DATE: 18th September 2018

DEVELOPMENT: Erection of new two storey dwelling to east of existing property, and retrospective relocation and replacement fence to eastern boundary.

SITE: 31 Concorde Close Storrington Pulborough West Sussex RH20 3JL

WARD: Chanctonbury

APPLICATION: DC/18/0926

APPLICANT: **Name:** Mr Kristian Green **Address:** 31, Concorde Close Storrington RH20 3JL

REASON FOR INCLUSION ON THE AGENDA: More than 8 different households have made written representations which is inconsistent with the Officers' recommendation

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the erection of a detached two-storey dwelling to the east of 31 Concorde Close. The dwelling would be composed of a brick facing to all elevations, hosting a pitched roof finished with clay tiles. The application also seeks retrospective permission for replacement of the 1.8m high eastern boundary fence with a new 1.8m fence set approximately 1m further to the east closer to Storrington Road.

DESCRIPTION OF THE SITE

- 1.2 The application relates to side garden curtilage of a two storey detached property sited on the north side of Concorde Close, a residential cul-de-sac within the designated built up area of Storrington, adjacent to Storrington Road. The site is neighboured by properties of similar size and form, with the properties within the wider street scene of varied scale and appearance. The neighbouring property to the west is built slightly set back from the application dwelling and incorporates no side facing windows, with the site bound to the east by hedging. Storrington Road runs parallel with the eastern site boundary. A group of protected trees sit along the rear northern site boundary.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- 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

RELEVANT NEIGHBOURHOOD PLAN

Thakeham Parish Neighbourhood Plan to 2031 (2017)

- Thakeham1: A Spatial Plan for the Parish
- Thakeham6: Design

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/17/0699	First floor extension over existing ground floor and ground floor front extension	Application Permitted on 04.05.2017
T/28/78	Convert garage into room and erect double garage (From old Planning History)	Application Permitted on 12.07.1978

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

HDC Arboriculture: No Objection

OUTSIDE AGENCIES

WSCC Highways: No Objection

Southern Water: No Objection

PUBLIC CONSULTATIONS

- 3.2 Fifteen letters of representation from eleven addresses were received *objecting* to the proposal on the following grounds:
- The proposed design is not in-keeping with the area
 - Increase parking and highway pressure on street

- Overdevelopment
- Loss of trees and natural boundary
- Proposed plot would grab highways land
- Overlooking
- Impact on local wildlife

3.3 **Thakeham Parish Council:** Objection

- Plot too narrow to accommodate a dwelling
- Overdevelopment on the site
- Contrasts to staggered building line on the street
- Visually jarring on the street
- Loss of two mature healthy oak trees
- Insufficient and erroneous parking arrangement to existing and new dwelling

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

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

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

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

6. **PLANNING ASSESSMENTS**

Principle of the Development

6.1 Policies 2 and 3 of the Horsham District Planning Framework states that the district has a distinctive settlement pattern, which the framework seeks to retain and enhance. Development within the built-up area boundaries is accepted in principle, and that appropriate development, including infilling, within the built-up areas will be prioritised. The site is located within the built-up area of Storrington and Sullington, but falls within the Parish of Thakeham. Thakeham has been identified as a “Smaller Village” under Policy 3 that has a limited range of services, facilities and social networks with some local employment provision, but with good rail/bus services. Residents are reliant on larger settlements for access most of their requirements.

6.2 Policy Thakeham1 of the Thakeham Parish Neighbourhood Plan to 2031 states that development will be steered to sites within the built-up area boundary, in which proposals must not undermine the visual and physical integrity of the gap between the built-up area of Thakeham and the Abingworth development.

6.3 The application site is located wholly within the built-up area such that the site does not physically or visually interrupt the gap to the Abingworth development (located 1.5km to the north). Considering the nature and size of the proposal, the scale of the development is considered appropriate to the scale and character of the settlement and is therefore acceptable in principle, subject to detailed considerations.

Design and Layout

6.4 Policy 33 of the Horsham District Planning Framework states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and

mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

- 6.5 Policy Thakeham6 of the Thakeham Parish Neighbourhood Plan to 2031 relates to design and states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.
- 6.6 The proposed dwelling would be sited in place of the existing garage to the east side of the host dwelling, No. 31 Concorde Close, which benefits from a generous plot in comparison to its neighbours. The plot would be subdivided, with the host and proposed dwellings to be separated by approximately 2m. The subdivision of the plot would result in the creation of two curtilages similar in size to the neighbouring properties, including a similar dwelling location and orientation. The footprint of the proposed dwelling would be similar to those extended dwellings on the street, which would be comfortably accommodated within the curtilage of the newly created plot such that it would not appear cramped or out of character.
- 6.7 The dwelling would be orientated similar to the neighbour directly opposite the site, No. 12 Concorde Close, which would incorporate a front facing gable as opposed to a side facing gable. Whilst it is appreciated that the existing dwellings on the northern side of the street incorporate side facing gables, the roof orientation on the southern side and towards the south of the street is more varied. Overall, placed in the context of the wider streetscene of Concorde Close this orientation and roof form set perpendicular to No.31 is not considered detrimental to the character of the surrounding area.
- 6.8 In context of the new dwelling's siting in relation to Storrington Road, it is acknowledged that the dwelling would be closer to the boundary to the street compared to the current arrangement, and the neighbouring dwelling to the south of the site on Concorde Close. However, it should be noted that the building line and frontage on Storrington Road varies, most notably at units 1-3 Flower Corner that open directly onto the street. As such, the proposed siting and position of the dwelling in context to Storrington Road is not considered out of character.
- 6.9 The submitted plans and elevations indicate that the dwelling would be composed of a stock brick facing to all elevations (matching the colour and appearance of host dwelling, aluminium windows, and matching pan tiled roof. Overall, the use of these materials is considered consistent with the neighbouring dwellings.
- 6.10 Overall, the proposed development would result in the creation of a suitably sized plot for both the host and the proposed dwelling, and would be of a sympathetic size, design and orientation in relation to its neighbours. As such the proposal is considered in accordance with Policy Thakeham6 of the NPD and Policy 33 of the HDPF.

Impact on Neighbouring Amenity

- 6.11 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.12 The proposed dwelling would be sited parallel to the host dwelling, sited some 2m from its eastern side elevation. This is in keeping with separation distances common in the area, where it is noted that Nos. 21-31 Concorde Close are sited some 1m from each other. The host dwelling does not currently include any windows to its side elevations. However, the approved extant planning application on the host dwelling (DC/17/0699, currently not implemented) would host two windows facing the site – one serving a bathroom with obscure glazing, and another the stairwell. The western side elevation of the proposed dwelling would

also include windows, again serving two bathrooms and a stairwell. Given the position of the windows to each property, which would not directly look into each other, coupled with the fact that the proposed windows to each dwelling would be obscured, the proposal would not enable any direct overlooking detrimental to the occupants of No. 31 nor the proposed dwelling.

- 6.13 Any overlooking impact from the first floor to the rear gardens adjacent would be mutual and would not be out of character with arrangements elsewhere in the area, whilst the positioning of the dwelling would not result in any appreciable loss of light, outlook or overbearing impact.
- 6.14 The site neighbours Oaktree House to the north, with the rear elevation of the proposed dwelling set some 13m from the shared boundary. The boundary includes some screening provided by mature trees protected by a tree preservation order. Given this separation and boundary planting, and the distance to Oaktree House beyond, it is not considered that the development would result in any appreciable loss of amenity. No amenity harm would arise to the properties across Concorde Close to the south, or across Storrington Road to the east given the separations.
- 6.15 With this above in mind, the proposed dwelling is not considered to result in any adverse harm to neighbouring amenity with regards to overlooking, overshadowing, or overbearing impact, in accordance with Policy 33 of the HDPF.

Highways Impacts

- 6.16 The WSCC car parking demand calculator recommends that a minimum of 2 spaces should be provided for each dwelling. Currently, No. 31 is served by a large driveway and a detached double garage capable of comfortably accommodating more than two cars. The application proposes two parking spaces per dwelling, which would be located directly to the front of the each dwelling, parallel to the street. Thus, the proposed parking arrangement would be similar to neighbouring dwellings and in line with the WSCC calculator.
- 6.17 The neighbouring objections regarding the increase on traffic on the street are noted, however it is not considered that a single additional dwelling in this cul-de-sac would result in any appreciable amenity or highway safety harm. Due to the nature of the residential no-through road, vehicles are not anticipated to be travelling above the posted speed limit within the vicinity. The vehicular visibility at both the existing and proposed accesses appears sufficient for the anticipated road speeds in this area. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity of the site and that there is no evidence to suggest that the existing access is operating unsafely, or that the addition of a new access will exacerbate an existing safety concern.
- 6.18 With the above in mind, the proposal would not result in a highway safety or capacity concern. Therefore the application accords with Policies 40 & 41 and the National Planning Policy Framework (paragraph 109).

Other Matters

- 6.19 The application also includes the installation of a replacement fence to the eastern boundary to the site facing Storrington Road. The fence has been retrospectively moved between 0.5-1m towards the street from its pre-existing position. Prior to this, trees and hedging formed the boundary, with a close board fence set in-between. As noted from the Parish and neighbouring representations, concerns have been raised regarding the ownership of the grassed verge on Storrington Road onto which the new fence has been erected. WSCC have advised that their ownership of this area extends from the edge of the pathway to the boundary at a distance between 0.3-0.8m. On-site measurements from the fence to the verge

confirm that the replacement fence does is not within 0.3-0.8m of the edge of the pathway, thus has not encroached on to highway land

- 6.20 The replacement fence is considered appropriate in regards to its appearance on the street, which would not appear out of character compared to the previous arrangement as it would maintain a suitable grassed buffer to the roadside.
- 6.21 The proposed dwelling would be sited in close proximity to 2 existing oak trees within the curtilage of the site, close to the eastern boundary. The Council's Arboricultural Officer notes that these two specimens are of poor quality, and are of low amenity merit. Given the construction of the dwelling in relation to these oak trees, coupled with their poor quality and condition, their removal is not resisted. The other surrounding trees, including the large TPO protect oak to the north, would not be adversely affected by the development, given their separation distance from the site. A condition requesting the submission of an arboricultural method statement is attached to ensure tree protection measures are implemented to the retained trees, and the trees proposed for removal are correctly identified and appropriately removed.

Conclusion

- 6.22 The proposed dwelling would be of an appropriate scale, position and design in relation to the development pattern of the area, and would not result in any adverse impact on neighbouring amenity or any material harm to the highway. As such, the proposal is considered in accordance with the Horsham District Planning Framework, subject to the attached conditions and informatives.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	138.76	0	138.76
	Total Gain		138.76
	Total Demolition		0

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

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

7. RECOMMENDATIONS

Conditions:

- 1 **A LIST OF THE APPROVED PLANS**
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

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

4 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building have 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-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained

- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes 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).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling hereby permitted, the parking facilities shall have been implemented in accordance with the approved details as shown on drawing no. DS/concordehouse/03/revision 1 received 1 August 2018 and shall be thereafter retained as such.

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

- 9 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 10 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 11 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes 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).

- 12 **Regulatory Condition:** The windows serving the bathrooms at first floor level facing west shall be fitted with obscured glazing and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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

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

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

- 14 **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 and C of Part 1 of Schedule 2 (amend classes and schedule as necessary) 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015)

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission goes not guarantee that a vehicle crossover license shall be granted. Additional information about the licence application process can be found at the following web page: <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

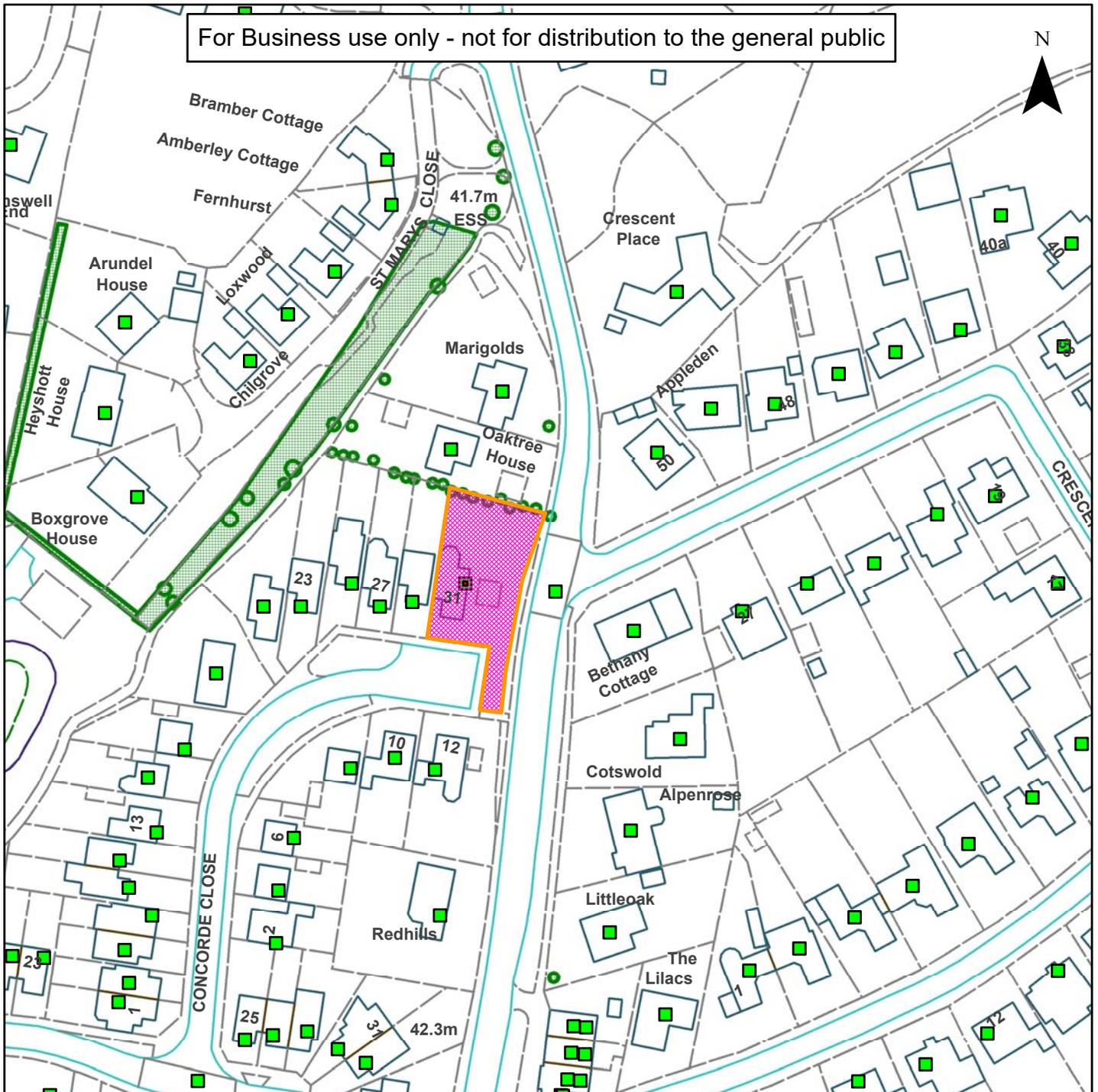
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	06/09/2018
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**Horsham
District
Council**

PLANNING REPORT COMMITTEE

TO: Planning Committee South

BY: Head of Development

DATE: 18 September 2018

DEVELOPMENT: Retention of repositioned sand school and storage barn, and the change of use of the land for equestrian use

SITE: The Acorn Fryern Road Storrington Pulborough West Sussex RH20 4BJ

WARD: Chantry

APPLICATION: DC/18/0520

APPLICANT: **Name:** Mr Stuart Tickle **Address:** The Acorn Fryern Road Storrington RH20 4BJ

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

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the change of use of the land to private equestrian use, the retention of the repositioned sand school and storage barn.
- 1.2 It is proposed to change the use of the paddock to the west of the application site, including the access track to the south, to use for private equestrian activities in connection with the existing 6no. stables and dwelling on the site.
- 1.3 The retention of the sand school to the south-west of the site is also proposed. Permission was originally given for a sand school on the application site under DC/16/2491; however, the sand school as constructed has been positioned approximately 3m north of its approved position. The sand school measures to a length of 50m and width of 20m, and incorporates a post and rail fence around the perimeter.
- 1.4 A storage barn has been erected on the south-western boundary of the site. This barn measures to a length of 10.8m and a depth of 3.6m, and incorporates a pitched roof extending to an overall height of 3.15m. The proposal incorporates a door to the western

elevation, with an additional door to the southern elevation. The barn is used for the storage of hay, feed and agricultural equipment.

DESCRIPTION OF THE SITE

- 1.5 The application site consists of a two storey detached dwelling and associated structures, including an existing stable block, located to the east of Fryern Road, outside of the defined built-up area.
- 1.6 The application site is accessed via access tracks to the north and south of the application dwelling, with the neighbouring properties positioned to the north and east of the site.
- 1.7 The nearest neighbour positioned to the east of the application site is Oak Dell, with the residential garden of this property extending to the west to adjoin the boundary of the site. The existing access track to the south runs along the boundary of this property, with the boundary defined by limited hedging.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 **National Planning Policy Framework**

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

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Supplementary Planning Guidance:

- 2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

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

Examination (Regulation 18) of the draft Plan has begun, with a Hearing to discuss the Plan scheduled for 20 September 2018. As such the draft Plan now carries some weight in the determination of this application.

- Policy 1 – A Spatial Plan for the Parishes
- Policy 8 – Countryside Protection
- Policy 14 - Design

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/08/0370	Retention of track (Land to the West of The Acorn)	Application Permitted on 28.05.2008
DC/16/2491	The proposed is to construct an all weather riding arena 20m x 50m surrounded by a post and rail fence.	Application Permitted on 15.02.2017

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 N/A

OUTSIDE AGENCIES

- 3.3 **WSCC Highways:** No Objection

PUBLIC CONSULTATIONS

- 3.4 **Storrington and Sullington Parish Council:** No Objection

- 3.5 4 letters of support were received from 4 separate households, and these can be summarised as follows:

- Proposal is not materially different to previously approved scheme
- No impact on street scene
- No road safety concerns

- 3.6 17 letters of objection were received from 12 separate households. These can be summarised as follows:

- Loss of agricultural land
- Land is unsuitable for horses
- Inappropriateness of access and impact on traffic movements
- No link to bridleways
- Frequency of movements
- Limited screening to neighbouring property

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the change of use of the land (including the access track to the south) to equestrian use, the repositioning of the sand school (approved under reference DC/16/2491) and the erection of a storage barn.

Principle of Development

- 6.2 Policy 29 of the Horsham District Planning Framework states that development for equestrian related development will be supported provided that it can be demonstrated that the re-use of building on site for related equestrian use is not appropriate before new or replacement buildings are considered; the proposal would be appropriate in scale and level of activity, and be in keeping with its location and surroundings, and where possible is well related to existing buildings; and the proposal should where possible be well related to a bridleway network.
- 6.3 Draft Policy 1 of the Storrington, Sullington and Washington Neighbourhood Plan states that development proposals outside the defined built-up area will be required to conform to Development Plan policies in respect of the management of development in the countryside.
- 6.4 A previous application under reference DC/16/2491 approved the sand school to the south-west of the application site, with a stable building already existing on the site. The existing stable building, and therefore the equestrian use, has been on the site for some time. The sand school was permitted on the basis of this historic equestrian use.
- 6.5 Change of use to a private equestrian use would not alter the characteristics of the rural locality. Equestrian uses are anticipated within countryside locations, and it is not considered out of place for horses to be grazing on land. The agricultural fields subject of the change of use are not of high grade, and have not been formally maintained for agricultural purposes in some time, having been utilised for a mix of grazing and equestrian uses in the recent past. While the proposal would alter the use of the wider site, given the nature of an equestrian use, which is generally anticipated within a rural locality, it is not considered that the proposed change of use to equestrian would result in harm to the rural characteristics of the countryside location.
- 6.6 The barn proposed would be used in connection with maintenance of the land and the existing stables on the site, and seeks to provide covered and secure storage for hay and machinery. Given the proposed use, which would be used in connection with the established function of the site, it is considered that the barn would reasonably support the maintenance of the land under the Applicant's ownership, and support the existing stables on the site.
- 6.7 The development and change of use is therefore considered acceptable in principle, subject to all other material considerations.

Design and Appearance

- 6.8 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposals should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.9 Draft Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan states that the scale, design, massing, height, landscape, design, layout and materials of all

development proposals will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

- 6.10 The sand school as built is positioned to the south-eastern corner of the application site, adjacent to the existing stable building. The principle of the sand school was agreed under application reference DC/16/2491, with the current application seeking the retention of the sand school in its slightly altered position. Given the previous planning approval, the principle of a sand school within the rural location is considered acceptable, with the repositioned sand school not considered to detract from the countryside character and setting.
- 6.11 A storage barn has been erected on the south-western boundary of the site, measuring to a length of 10.8m and a depth of 3.6m, and incorporating a pitched roof extending to an overall height of 3.15m. The building is finished in stained timber cladding to match the existing stable building which is positioned to the north. The storage barn is considered to be of a similar form and appearance to the existing stable building, and is considered to be appropriately clustered with the built form on the site. Whilst noted that the building sits directly adjacent to the access track, further enclosing this section of the site, it is not considered to result in harm to the visual amenities or character of the countryside location.
- 6.12 As such, the development is considered to be of a scale, form, and siting that would not detract from the character and context of the landscape, in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and the aims of draft Policy 14 of the Storrington, Sullington and Washington Neighbourhood Development Plan.

Amenity Impacts

- 6.13 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.14 The application site is positioned to the west of several detached residential dwellings that sit along the frontage of the site. The neighbouring dwelling of Oak Dell is positioned directly to the east, with the residential garden of this property abutting the perimeter of the application site.
- 6.15 An existing access track to the application site extends directly to the south of Oak Dell. This access has been used historically for agricultural purposes, having been regularised under application reference DC/08/0370. In consideration of the access track, it was concluded that the use of the track for agricultural purposes, whilst located in close proximity to the neighbouring property of Oak Dell, would not result in a volume of traffic that would give rise to an unacceptable impact on the residential amenities of this property.
- 6.16 The previous application for the construction of the riding arena, under planning reference DC/16/2491, sought permission for a sand school of similar size and location to that sought for retention now, albeit in a slightly different position to that now built. It was considered that the sand school and associated use, given its nature, siting and orientation, would not result in harm to the amenities of the neighbouring property of Oak Dell.
- 6.17 The current application seeks to retain the sand school as built, along with the change of use of the surrounding land to private equestrian use, and the erection of a barn to be used for associated storage. The proposal seeks to use the southern access track in connection with the private equestrian use and facilities.
- 6.18 It is considered that the principle of the private equestrian use on the site has been established by the previous application, with the use of the access track for a commensurate agricultural use established by an earlier approval. Whilst acknowledged that the application site and access track is located in relatively close proximity to the neighbouring property of Oak Dell, given the private nature of the equestrian use, and the formerly established

agricultural use of the track, it is not considered that the development and material change of use would result in such harm by way of increased noise, loss of outlook or traffic movements to justify a reason for refusal. Furthermore, it is considered that the barn subject of the current application, located directly adjacent to the existing stable building and the boundary of the neighbouring property, physically and visually separates the sand school and equestrian facilities from the neighbouring property, mitigating any potential noise and disturbance.

- 6.19 It is noted that a number of objections have been received outlining that the sand school has been used for eventing purposes, beyond what would be considered a 'private' use. Given the proximity of the development to the neighbouring property of Oak Dell, with access to the stables and sand school provided directly adjacent to the shared boundary, it is considered that such activity would be inappropriate, resulting in harm to the amenities of the neighbouring property. It is therefore suggested that a condition limiting use of the sand school to private equestrian purposes is reasonable and necessary to overcome potential harm to the neighbouring property of Oak Dell.
- 6.20 Subject to relevant conditions, it is considered that the development as built, and the proposed change of use, would not result in harm to the amenities or sensitivities of neighbouring properties, and is considered to accord with Policy 33 of the Horsham District Planning Framework (2015).

Existing Parking and Traffic Conditions

- 6.21 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.22 It is noted that a number of objections have been raised in respect of the traffic movements generated from an equestrian use, and the safety implications associated with the use of this access. The southern entrance and access to the site has been established historically as an agricultural access used in connection with the former agricultural activities on the land.
- 6.23 The nature and frequency of movements connected with the private use of the equestrian facilities is considered to be commensurate to traffic and vehicle movements of the previously established agricultural use, and WSCC Highways officer have raised no objection. It is therefore not considered that a refusal on highways and traffic grounds could be justified.

Conclusion

- 6.24 The development as built, and the proposed change of use, is considered to be acceptable in principle, and is considered to be of a nature and form that would relate sympathetically to the rural location. The development and change of use is not considered to result in harm to the amenities and sensitivities of neighbouring properties or the function and safety of the public highway network. As such, the proposal is considered to accord with Policies 25, 26, 29, 32, 33, and 41 of the Horsham District Planning Framework (2015)

7. RECOMMENDATIONS

- 7.1 To approve the application subject to conditions.

Conditions:

- 1 **Approved Plans Condition**

- 2 **Regulatory Condition:** The equestrian use facilities hereby permitted shall not be used for commercial purposes or in connection with any form of riding or livery establishment (including group training and eventing).

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

- 3 **Regulatory Condition:** No external lighting or floodlighting shall be installed at any time.

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

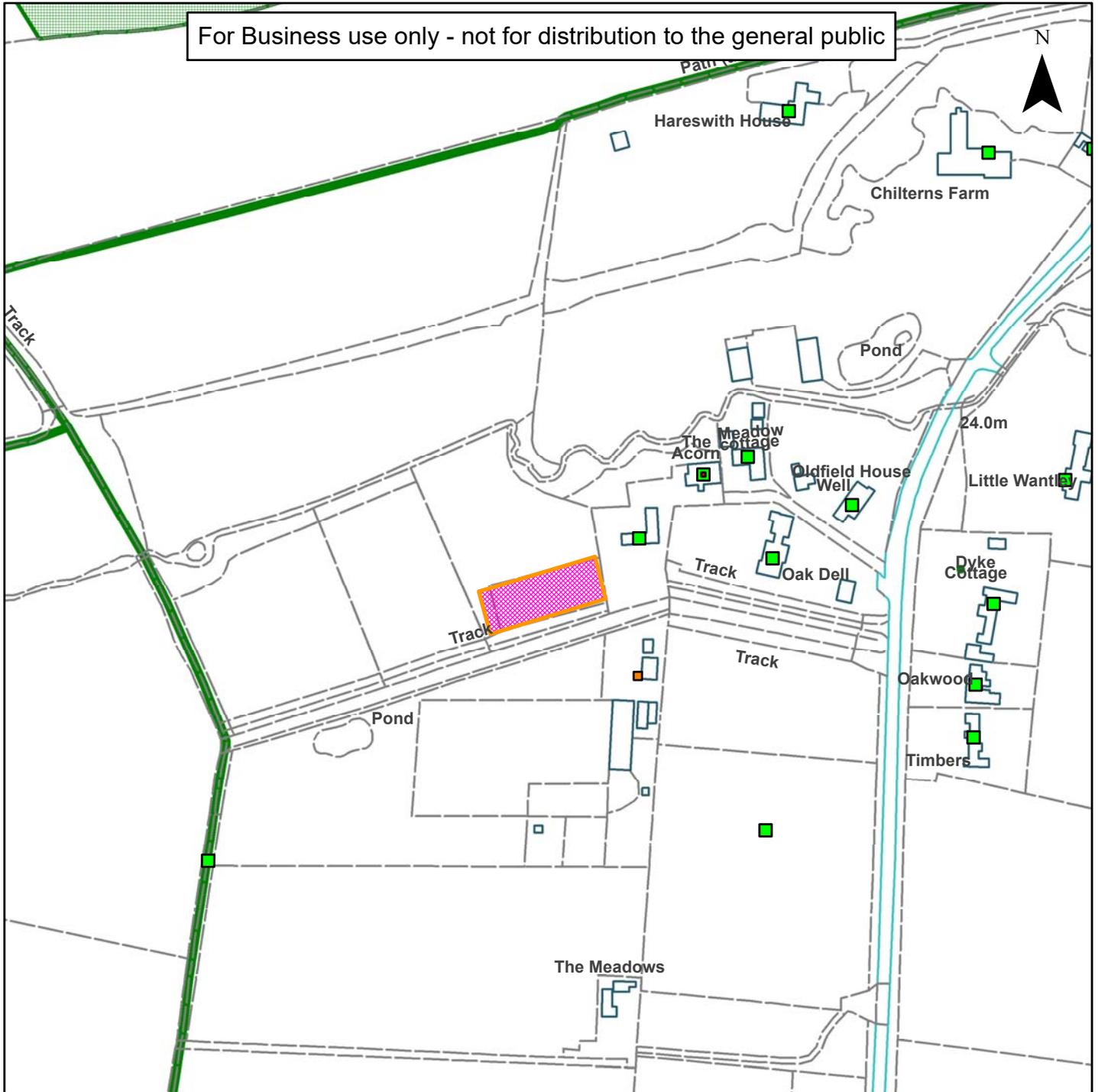
Background Papers: DC/18/0520

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	06/09/2018
MSA Number	100023865

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**Horsham
District
Council**

**PLANNING
REPORT COMMITTEE**

TO: Planning Committee South

BY: Head of Development

DATE: 18 September 2018

DEVELOPMENT: Erection of two dwellings to land west of Windways.

SITE: Windways Common Hill West Chiltington Pulborough West Sussex RH20 2NL

WARD: Chanctonbury

APPLICATION: DC/18/1320

APPLICANT: **Name:** Mr and Mrs Hughes **Address:** Windways, Common Hill West Chiltington RH20 2NL

REASON FOR INCLUSION ON THE AGENDA: More than 8 different households have made written representations which is inconsistent with the Officers' recommendation

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the erection of a pair of semi-detached two-storey dwellings on the eastern side of Common Hill, West Chiltington, forward of the principle elevation of Windways. The dwellings seek to match the scale and appearance of the semi-detached pair to the north of the site, 1-2 Whales Cottages, and would be composed of a painted render front facing the street, with exposed brick facades to the sides, and a brick back feature to the first floor level. The dwellings would host open pitched roof verandahs to the principle elevation, and single storey rear extension which would be joined at the party boundary. A single detached garage is proposed at the rear of Plot 2, with access via the existing shared driveway with Windways south of Plot 1.

DESCRIPTION OF THE SITE

- 1.2 The application relates to the front garden curtilage serving Windways, a detached two-storey dwelling sited on the eastern side of Common Hill. The site slopes gently upwards from the street, incorporating a generous curtilage of approximately 0.7 acres, hosting a small pond close to the front boundary. The site is bound by tall and established hedging to the front and side boundaries, and is accessed via a shared driveway serving Windways and Spindlewood.

- 1.3 The site is subject to nine Tree Preservation Orders, five of which have been removed by way of planning application, and two died and have since been removed. Two protected trees are in situ towards the rear of the site (north-east) close to the shared boundaries with properties on Nightingales.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 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 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities

Policy 43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

- 2.2 West Chiltington Parish is a designated Neighbourhood Plan Area. The draft Plan is at initial Regulation 14 consultation stage and therefore carries very limited weight at this stage.

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/14/0448	Single storey extension to the front of existing annexe and single storey extension to rear	Application Permitted on 30.05.2014
DC/13/1680	Replacement of existing garages with one 3-bay garage and felling of 1 x Silver Birch tree subject of TPO	Application Permitted on 17.10.2013
WC/92/00	Change of use from rest home to residential Site: Windways Common Hill West Chiltington	Application Permitted on 18.10.2000
WC/117/96	Change of use to rest home and erection of single-storey extension Site: Windways Common Hill West Chiltington	Application Permitted on 22.01.1997
WC/83/96	Change of use to rest home and erection of single-storey extension	Application Refused on 16.10.1996

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

HDC Drainage Engineer: No Objection

HDC Arboricultural Officer: No Objection – no trees of significant value to be removed.

OUTSIDE AGENCIES

WSCC Highways: No Objection, following the submission of revised detail. Suggested conditions (attached).

Ecology Consultant: No Objection, subject to condition

Southern Water: No Objection

PUBLIC CONSULTATIONS

- 3.2 Twenty-three letters of representation from twenty addresses were received *objecting* to the proposal on the following grounds:
- Overdevelopment of small site
 - Overlooking to neighbouring properties
 - Insufficient parking and increase in local traffic
 - Inappropriately increase density in West Chiltington
 - Decrease neighbouring property value
 - Poor access on to busy road
 - Inadequate turning
 - Increased light pollution on street
 - Inappropriate character
 - Increased flooding
 - Inconsistent with neighbouring building line
 - Unduly prominent on street
 - Inappropriate housing for demographic of area
 - Loss of vegetation to boundary
 - Plots comparably smaller to those neighbouring the site
- 3.3 **West Chiltington Parish Council:** Objection
- Infill development would set a precedent for similar developments in the area
 - Too large for the plot size
 - Insufficient room for vehicle access. Increase in number of vehicles and space allowed on plan would lead to congestion. WCPC understand that Horsham District Council have referred this to Highways for investigation
 - Loss of privacy to neighbouring properties
 - Spoils the street scene
- 3.4 **Councillor John Blackall:** Objection
- 2x three story houses on cramped plot of land with loss of garden space
 - If approved, this would establish precedent in the area

- Similar neighbouring development refused in 2007
- Neighbours and Parish Council share the same view on the proposal

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

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

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

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

6. PLANNING ASSESSMENTS

Principle of the Development

- 6.1 Policies 2 and 3 of the Horsham District Planning Framework state that the district has a distinctive settlement pattern, which the framework seeks to retain and enhance. Development within the built-up area boundaries is accepted in principle, and that appropriate development, including infilling, within the built-up areas will be prioritised. The site is located within the built-up area of West Chiltington. West Chiltington has been identified as a 'Medium Village' under Policy 3 that has a moderate range of services, facilities and social networks with some local employment provision, but with good rail/bus services. Residents are reliant on larger settlements for access most of their requirements.
- 6.2 Given the location of the site within the built-up area boundary of West Chiltington, the principle of development is considered acceptable, subject to all other detailed material planning considerations as discussed below.

Design and Appearance

- 6.3 Policy 33 of the Horsham District Planning Framework states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.
- 6.4 The proposed dwellings would be sited within the front garden curtilage currently serving Windways, on the eastern side of Common Hill. The pair of dwellings would be sited approximately 15m south of an existing pair of semi-detached dwellings, Nos. 1 and 2 Whales Cottages, reflecting their building line. The dwellings would be set approximately 5m from the boundary to the street, and some 26.5m from the principle elevation of the host dwelling at Windways. The dwellings would be served by the existing access, which is also shared with the neighbouring dwelling to the south, Spindlewood.
- 6.5 The pair of dwellings would comprise a ground floor area and height comparable to that of Whales Cottages to the north, and each dwelling would include a modest 4m rear ground floor projection. The pair of dwellings would be reasonably spaced from their boundaries, from the street, and from the neighbouring dwellings, thus allowing a reasonable curtilage surrounding to each plot. Whilst it is appreciated that the size of the plots at 330sqm-400sqm would be smaller than their immediate neighbours, properties on Common Hill and the immediate surrounding area vary considerably in size. Whilst the majority are appreciably larger than the two proposed, there are some examples of smaller plots towards the crossroads to the north at circa 150-200sqm. Critically, whilst the plot sizes are small when placed in this immediate context, given the significant levels of tree and hedge planting along

Common Hill the size of the plots would not be readily appreciable other than by occupiers of the site, Windways and Spindlewood. Given their alignment and similar scale and finish to Whales Cottages, coupled with their positioning on the street in relation to its neighbours, it is not considered that proposed dwellings would have a jarring impact on the character of the area.

- 6.6 In terms of the size of the dwellings, the area is characterised by substantial two storey detached family homes interspersed by smaller scale semi-detached and detached dwellings. Given the presence of Whales Cottages and Bettys-Y-Coed and Oaklyn to the north of the site, the inclusion of an additional pair of three-bedroom semi-detached dwellings of the scale proposed would not be out of character with the mix of dwelling types on Common Hill.
- 6.7 Concerns raised by neighbours regarding the resultant 'back land development' are acknowledged. However, whilst the proposed dwellings would be sited forward of an existing large detached dwelling utilising its front garden curtilage, the separation (28m at first floor level), layout, scale and form of the proposal would facilitate an appropriate relationship between the two sites with limited visibility in the wider area. Further still, nearby similar neighbouring development, Oakvale to the north (developed under WC/48/99) and Chestnut Ridge to the south (developed under WC/28/95), have been developed with front and backland development without detrimentally affecting the overall character of the area.
- 6.8 The proposed dwellings would be composed of rendered front facing the street, with exposed red brick to the sides and a red brick banding feature. Initially, the design included two dormers to the front roofslope however in response to concerns raised revised plans have been received which omit this feature. This omission has helped reduce the scale of the proposal to two storeys common to the area, thereby creating a more sympathetic character in relation to its neighbours. The revised design and detail of the pair of semi-detached dwellings is considered sympathetically relate to the immediate neighbour to the north, Whales Cottage, thus would not appear out of keeping within the wider surrounding area.
- 6.9 Overall, whilst it is accepted that the plot sizes are smaller in comparison to surrounding curtilages, they are not considered to be small, and the proposed design and scale of the development is considered acceptable with regards to it siting on the street and its relationship to the surrounding neighbouring dwellings, and would be reasonably sited within the provided plots. The character of the area, which is largely defined by the extensive vegetation which disguises views of most properties from the street, would remain and the proximity of the dwellings to Windways would not be readily apparent or unacceptably jarring as a result. The proposed materials seeks to replicate the adjacent dwellings at Whales Cottages, as to avoid disturbing the character of the surrounding area. For these reasons the proposal is considered in accordance with Policy 33 of the HDPF.

Impact on Neighbouring Amenity

- 6.10 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.11 The proposed dwelling would be sited broadly level to the building line of Whales Cottages to the north, set some 15m from its side elevation, and 23.5m from the principle elevation of the host dwelling at Windways. Spindlewood is set approximately 44m to the south east of the rear elevation of Plot 1. The proposed dwellings would not host any windows at first floor level to the side elevations, with first floor windows to the rear and front elevation of each dwelling serving as the primary windows to the bedrooms, bathrooms, and landings. Given the position of the windows to each property, which would not directly look into neighbouring windows, the proposal would not enable any direct overlooking detrimental to the occupants of neighbouring dwellings.

- 6.12 Any overlooking impact from the first floor to the rear gardens and the adjacent front garden to the rear of the site would be mutual, and would not be out of character with arrangements elsewhere in the area. Further still, the separation distance at first floor level is approximately 28m, suitable enough reduce any perceived harm of direct overlooking. In addition to this, the location of the dwellings in relations to the neighbours would not result in any appreciable loss of light, outlook or overbearing impact.
- 6.13 Given the separation distances to neighbouring dwellings, it is not considered that the development would result in any appreciable loss of amenity. No amenity harm would arise to the properties on the western side of Common Hill, Nos. 2 and 3 Morris Way (set 39m from the site) by way of overlooking or overbearing, given the satisfactory separation distance.
- 6.14 With this above in mind, the proposed dwelling is not considered to result in any adverse harm to neighbouring amenity with regards to overlooking, overshadowing, or overbearing impact, in accordance with Policy 33 of the HDPF.

Highways Impacts

- 6.15 Plot 1 would be served by two parking spaces immediately to the southern elevation of the dwelling. Plot 2 would be served by a garage to the rear of the site (adjacent to the existing garage serving Windways) in addition to drive space that would be utilised for car parking. The existing access to the host dwelling, shared also with Spindlewood, would be utilised and extended to facilitate the access and parking to each dwelling. Initially, the LHA raised concerns regarding vehicles existing the site, as insufficient space was provided to ensure that cars do not reverse off of the site on to Common Hill. A revised site layout and tracking plan (received 13.08.2018) demonstrates that all vehicles for both plots can exit the site in a forward gear.
- 6.16 No alterations are proposed to the existing access on to Common Hill. As an established access, opening on to a 30mph road from a 4.5m wide access, exiting the site on to the street considered by WSCC Highways officers as appropriate. Safe visibility from the access has been demonstrated, thus the proposal is not considered to result in harm to the safety of the highway network.
- 6.17 Overall, the LHA are satisfied that previous concerns have been addressed and that the highway safety merits of the scheme have been suitably demonstrated. Therefore there are no transport grounds to resist the application as the residual impacts to the safe operation of the road network are not considered 'severe', in line with Policy 40 of the HDPF and paragraph 109 of the National Planning Policy Framework, subject to the attached conditions.

Other Matters

- 6.18 Neighbouring representation regarding flooding is noted. The site is not within designated floodzone area, and the development is not considered to adversely increase the risk of flooding. Notwithstanding this the Council's drainage engineer has raised no objection to the proposals and a suitable condition is attached to ensure that details of surface water drainage are submitted prior to the commencement of the development.
- 6.19 The site currently includes a small domestic pond to the front of the site. A preliminary ecological assessment was undertaken on the site, which revealed that the pond sustains poor suitability as a habitat for protected species. The appraisal also revealed that no habitats for protected species were identified on site. As such, the proposal would not likely result in significant harm to the ecology of the site or the wider surrounding area. Recommendations

and enhancements are suggested in section 5-7 of the appraisal and a condition is attached to ensure that these works are undertaken in strict accordance with this detail.

- 6.20 The site is subject to nine Tree Preservation Orders, five of which have been removed by way of planning application, and two died and have since been removed. Two protected trees are in situ towards the rear of the site (north-east) close to the shared boundaries with properties on Nightingales.
- 6.21 Two existing young willow trees sited to the front of the curtilage would be removed however these hold little amenity value. The hedge to the front boundary facing the street would be maintained. No other trees surrounding the site would be affected by the development. Conditions are attached to secure appropriate protection of existing trees and hedgerows during construction works, and to secure appropriate landscaping within the development. This would be sufficient to ensure the vegetated character of the site and wider streetscene is retained.

Conclusion

- 6.22 The proposed dwellings would be of an acceptable scale and design having regard to the character of the site and the variety of the character of the wider surrounding area, including their limited visibility in relation to the existing property at Windways in views from Common Hill and surrounding properties. The dwellings would not result in any adverse impact on neighbouring amenity and would not cause any material harm to highway safety. As such, the proposal is considered in accordance with the Horsham District Planning Framework, subject to the attached conditions and informatives.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	243.2	0	243.2
	Total Gain		243.2
	Total Demolition		0

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

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

7. RECOMMENDATIONS

Conditions:

1 A LIST OF THE APPROVED PLANS

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

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

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

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

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until 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).

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

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

- 6 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes 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).

- 7 **Pre-Occupation Condition:** No dwelling hereby permitted shall 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 C 0618/367/02b. 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).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number C 0618/367/02b. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, 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).

- 10 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.4 metres by 82 metres to the north and 2.4 metres by 105 metres to the south have been provided at the site vehicular access onto Common Hill in accordance with the approved planning drawing C 0818/367/14. 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.

- 11 **Pre-Occupation Condition:** No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved planning drawing C 0818/367/13a. This space shall thereafter be retained at all times for their designated use.

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

- 12 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes 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).

- 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 Class B of Part 1 of Schedule 2 (amend classes and schedule as necessary) 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 to protect the amenity of the neighbouring properties to the east of the dwellings hereby approved, in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 14 **Regulatory Condition:** Works including site clearance, pond drainage and enhancements to take place in accordance with the recommendations made in Sections 5, 6 and 7 of the Preliminary Ecological Appraisal by Lizard Landscape Design and Ecology, dated 17th July 2018; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with NPPF and Policy 31 of the Horsham District Planning Framework.

- 15 **Regulatory Condition:** The existing hedge to the western boundary of the site adjacent to the highway shown on plan C 0618/367/02b (received on 13.08.2018) shall be retained in perpetuity as such. If the hedge dies, is removed, or becomes seriously damaged or diseased as a result of the development (or associated works) hereby approved, the hedge shall be replaced in the next planting season with another of similar size and species unless the Local Planning Authority gives written consent to any variation.

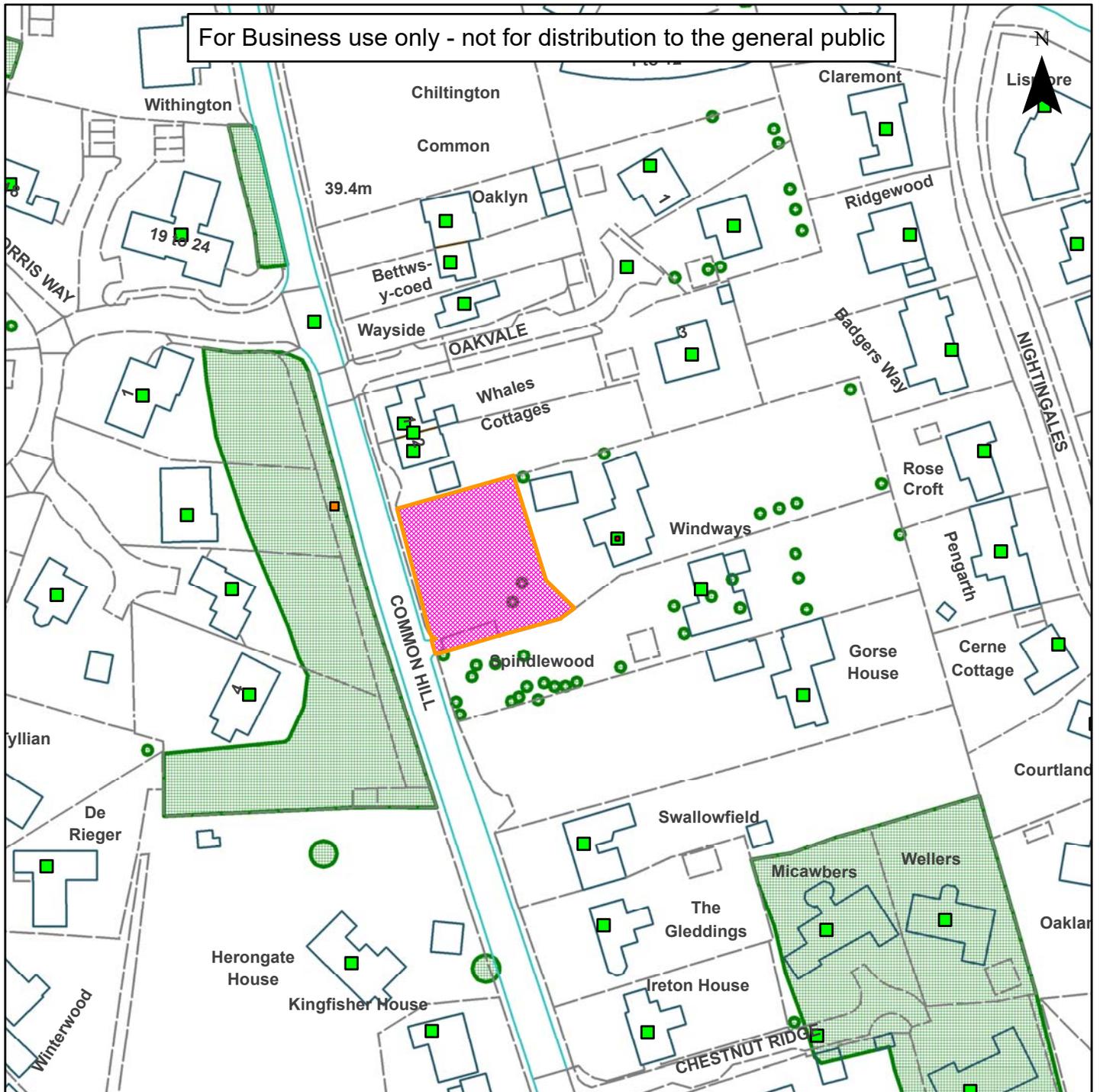
Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/1320



Not Set

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	06/09/2018
SA Number	100023865

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TO: Planning Committee South
BY: Head of Development
DATE: 18 September 2018
DEVELOPMENT: Erection of 4x detached dwellings with associated garaging, hardstanding and landscaping
SITE: Arun Feeds Sincox Lane Shipley West Sussex
WARD: Billingshurst and Shipley
APPLICATION: DC/18/1412
APPLICANT: **Name:** Messrs Andrews, Cowley and King **Address:** C/O Agent

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

The proposal represents a Departure from the Development Plan

RECOMMENDATION: To refuse planning permission.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the erection of 4 no. detached dwellings, with associated garaging, hardstanding and landscaping on a square parcel of land on the southeast side of Sincox Lane, Shipley. The proposed dwellings seek to reflect a Farmhouse, Coach House, converted Stable Building, and Chaffeurs Cottage.

1.3 The "Farmhouse" would be positioned to the south-west of the application site, and would extend over three storeys (with rooms in roof) and a basement level also provided. The proposed dwelling would be oriented to face north-west, with an area of hardstanding provided to the front of the dwelling, along with a detached garage building. The dwelling would measure to a total length of 17m and a total depth of 12.65m, with a raised patio area extending to the south-east of the dwelling. The proposed dwelling would incorporate a single storey conservatory projection to the south-east, with a single storey kitchen/diner projection proposed to the south-west elevation. The proposed dwelling would incorporate a pitched

roof measuring to an overall height of 9.9m, with a flat roof pillared porch projection extending to a height of 4.3m. The proposal would amount to a total floor area of approximately 287sqm, with a residential curtilage of 0.21 hectares. A 2-bay detached garage would be positioned to the north-east of the dwelling, and would be oriented to face south-west, with scattered trees and boundary hedging and chain-link fencing proposed around the perimeter.

- 1.4 The “Coach House” would be positioned to the north of the application site, and would extend over one and a half storeys. The proposed dwelling would be oriented to face north-west, with an area of hardstanding positioned to the north alongside a detached 2-bay garage. The proposed dwelling would be accessed from a separate access onto Sincox Lane, with boundary hedging and chain-link fencing and scattered trees proposed along the site perimeter. The dwelling would measure to a length of 13.5m and a total depth of 15.6m, incorporating a single storey dining room projection to the south-east. The proposal would incorporate a pitched roof extending to an overall height of 8.9m, with the single storey rear extension measuring to a height of 2.8m. The proposal would amount to a total floor area of approximately 192sqm, with a residential curtilage of approximately 0.16 hectares. The proposed dwelling would provide a sitting room, kitchen, w.c, and dining room to the ground floor, with 4 no. bedrooms (two with ensuite) and bathroom to the first floor.
- 1.5 The “Stable Cottage” would be positioned to the north-east of the application site, and would extend over one and a half storeys. The proposed dwelling would be oriented to face south-west, with an area of hardstanding positioned to the front of an attached 2-bay garage. The dwelling would consist of an ‘L’ shaped dwelling that would measure to a length of 25m, with the southern projection extending to a length of 17.7m. The proposal would incorporate a pitched roof measuring to an overall height of 6.7m, with the attached garage set down from this ridgeline and measuring to a height of 5.9m. The proposal would amount to a total floor area of approximately 358sqm, with a residential curtilage of approximately 0.16 hectares. The proposal would provide a kitchen/diner, living room, study, utility room, w.c and 2-bay garage to the ground floor, with 4 no. bedrooms (two with ensuite) and bathroom to the first floor.
- 1.6 The “Chaffeurs Cottage” would be positioned to the north-west of the application site, and would extend over one and a half storeys. The proposed dwelling would be oriented to face south-east, with an area of hardstanding positioned to the front of the attached garage. The dwelling would measure to a length of 15.5m and a depth of 12.8m, and would incorporate a half-hipped roof measuring to an overall height of 7.3m. The proposal would incorporate hipped roof dormers to the north-west and south-west elevations, with a mono-pitched roof dormer to the south-east elevation, above the attached garage. The proposed dwelling would amount to a total floor area of approximately 260sqm, with a residential curtilage of approximately 0.13 hectares. The proposal would provide a kitchen/breakfast, living/dining room, utility room, w.c, and 2-bay garage to the ground floor, with 4 no. bedrooms (three with ensuite) and bathroom to the first floor.
- 1.7 The application site would be accessed by the existing entrance to the site which extends from the south of Sincox Lane, sited centrally within the site. A separate access is proposed to the north-east that would be used solely by the “Coach House” and this would include a 5-bar gate set back from the public highway by approximately 5.8m.

DESCRIPTION OF THE SITE

- 1.8 The application site is positioned to the south-east of Sincox Lane, outside of any defined built-up area boundary. The site comprises a former commercial site, with the area currently unused and comprising hardstanding.
- 1.9 The site is located approximately 4.5km north-east of West Chiltington and approximately 5.8km north-west of Ashington. The wider area primarily consists of open countryside, with

a scattering of farm enterprises and sporadic residential development within the wider locality.

- 1.10 The site is bound by mature hedging to the north-western boundary, with the perimeter of the site separated from the wider surroundings by informal hedging.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 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 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Supplementary Planning Guidance:

- 2.4 Shipley Parish Design Statement

RELEVANT NEIGHBOURHOOD PLAN

2.5 Shipley Neighbourhood Development Plan

Shipley Parish is a designated Neighbourhood Plan Area however to date no draft Plan has been prepared for public consultation.

PLANNING HISTORY AND RELEVANT APPLICATIONS

SP/15/90	Redevelopment of feed mill into 6 small industrial units (b.1 use) and alterations to existing accesses Site: Arun Feed Mills Sincox Lane Shipley	Application Permitted on 09.07.1993
SP/22/96	Erection of 4 dwellings (outline) Site: Arun Feeds Sincox Lane Shipley	Application Refused on 19.06.1996

SP/48/98	Redevelopment by erection of two-storey b1 units Site: Arun Feeds (Southern) Ltd Sincox Lane Shipley	Application Permitted on 26.03.1999
DC/05/1865	Erection of building comprising 8 x 4 bed dwellings, 2 x 3 bed dwellings and 2 x 2 bed dwellings, access and parking (Outline)	Application Refused on 30.09.2005

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

- 3.2 **HDC Landscape Architect:** Objection
The proposal would inevitably result in an urbanising effect on the remote rural landscape. Given the permanence of the housing and the associated urbanising implication, the harm is considered to be high adverse.
- 3.4 **HDC Drainage Engineer:** No Objection
Although this is a minor development, sufficient drainage details based on the scale and nature of the development should be submitted. Therefore, should the development be recommended for approval, a Drainage Strategy (Foul and Surface Water) condition should be imposed. There also appears to a watercourse traversing the site which the proposed site layout has not allowed for or accommodated. If the development site includes a watercourse or water-dependent habitat, such as wet woodland or floodplain marsh, you must always seek to conserve and enhance these habitats and where possible provide new similar habitats. Watercourses should be left with an appropriately sized, development-free buffer zone on both sides of the channel. Usually, a minimum of 5 metres on both sides of the watercourse will be required.

OUTSIDE AGENCIES

- 3.6 **WSCC Highways:** No Objection
The proposed development is unlikely to generate an increase in traffic when compared to historical uses. In addition there are a number of large residential dwellings in the locality and therefore it could be considered that the proposed use is more in keeping with the surrounding area. However, the site is not in a sustainable location and residents of the dwellings will be reliant on the private car. Each dwelling has sufficient parking/garaging and hard standing areas suitable for the size of dwellings.
- 3.7 **Ecology Consultant:** Comment
The site could potentially support protected and notable species such as amphibians, reptiles, badgers, and nesting birds. No supporting baseline ecological survey information has been submitted, and an adequate assessment of existing ecological features within the site, and potential ecological habitats cannot be undertaken. An assessment of the current site ecology and potential impacts of the works proposed is required to inform this application.
- 3.8 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

- 3.9 **Shipley Parish Council:** Objection
While supportive to the principle of development, an objection is raised on the grounds that the proposed development would be out of keeping with the rural area and would be too large. The design of three-storey dwellings conflict with the Parish Design Statement.
- 3.10 **Thakeham Parish Council:** Objection
Contrary to countryside policies within the HDPF and conflicts with the Thakeham Parish Neighbourhood Plan. The site has sustainability issues in terms of travel where there will be reliance on the car.
- 3.11 10 letters of support from 8 separate households were submitted, and these can be summarised as follows:
- Better use of site than extant permission
 - Provides a benefit to the area
 - The current use is detrimental to the character and appearance of the area
 - Provides needed housing on brownfield land
 - Contributes to housing need
 - Preferable to commercial development
 - Better for local traffic
- 3.12 2 letters of objection were received from two separate households, and these can be summarised as follows:
- Proposed development is out of character with the area
 - Overdevelopment of the site
 - Possible drainage issues

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the erection of 3 no. 4-bedroom dwellings and 1 no. 5-bed dwelling and associated access.

Principle of Development

- 6.2 Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The appeal site is situated outside of any of the defined settlement as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.
- 6.3 Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local

housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

- 6.4 The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.
- 6.5 Paragraph 78 of the NPPF states that “to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”
- 6.6 Paragraph 79 of the NPPF continues that “planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling; or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 6.7 Since the adoption of the Horsham District Planning Framework in November 2015, the Council is able to demonstrate a full 5-year housing land supply to meet the needs of the District to 2031. The development plan and the policies within it are therefore up to date. These policies set out the spatial strategy for sustainable development within the District by establishing a development hierarchy, setting out policies that allow settlements to grow and expand over the lifetime of the plan.
- 6.8 The application site lies outside of the built-up area, and is therefore considered to be within the countryside in policy terms. The site is located approximately 4.5km north-east of West Chiltington and approximately 5.8km north-west of Ashington. As such, the application site does not adjoin an identified settlement, and is not considered to be close to any identified settlements. Occupiers of the development would therefore be wholly reliant on the car to access all services. On this basis the location of the site is not considered to be sustainable for housing development.
- 6.9 As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the HDPF are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages which have defined

built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge. The application site is not identified in the Local Plan and is not allocated within an adopted Neighbourhood Plan.

- 6.10 In this countryside location, the proposal is also considered against Policy 26 'Countryside Protection' which protects the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. This criteria includes: supporting the needs of agriculture or forestry; enabling the extraction of minerals or the disposal of waste; providing for quiet informal recreational use; or enabling the sustainable development of rural areas. The proposed development does not meet any of this criteria, nor is it considered to be essential to the countryside location.
- 6.11 With the adoption of the HDPF, it is clear that the Council can demonstrate a five year supply of housing. The proposed dwellings would be remote from day to day services, where the provision of market housing in this location, not linked to a rural use, would be contrary to Policy 26 of the HDPF and would not be in accordance with the overarching spatial strategy for development as set out in Policies 3 and 4 of the HDPF. It is therefore considered that the principle of the proposed development within the countryside is contrary to the overarching spatial strategy and principles of the National Planning Policy Framework and Local Development Plan.
- 6.12 Notwithstanding the above, it is recognised that the Applicant has made reference to an extant planning permission under reference SP/48/98 for the erection of a two storey building to be used for B1 use. Following the demolition of the buildings on the site, a letter dated 28 November 2006 confirmed that works pursuant of the permission had been commenced by the laying of foundations. This letter confirmed that the planning permission had been implemented, and as such this extant permission is of weight when considering the current application.
- 6.13 Policy 2 of the HDPF states that the effective use of land by reusing land that has been previously developed (brownfield land) will be encouraged provided that it is not of high environmental value. The aim of this policy is to encourage the appropriate re-use of brownfield sites in sustainable locations, locating new development in sustainable locations that respect environmental capacity and which have appropriate infrastructure, services and facilities in place, or in places where these can be realistically provided.
- 6.14 Paragraph 117 of the NPPF states that "planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions." Paragraph 118 continues that planning policies should encourage multiple benefits from both urban and rural land; recognise that some undeveloped land can perform many functions; give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs; and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.
- 6.15 While it is acknowledged that the application site comprises previously developed land, the spatial strategy and directive from the NPPF guides development to previously developed land within settlements, where it is considered to be more sustainable. HDC currently benefits from a 5-year housing land supply, where the spatial strategy directs housing to be located within strategically allocated sites and infill sites within the built-up area. On this basis, it is not considered that land supply is constrained or an identified need for housing exists that would otherwise outweigh the harm to the countryside location.

- 6.16 Furthermore, although the extant permission is acknowledged, the proposed residential development on the site is comparatively different to the B1 commercial development approved under this previous planning permission reference SP/48/98. Such commercial uses can be considered appropriate within a countryside location in order to support rural economic development, whereas the allocation of residential development is more strictly controlled through the spatial strategy. Given the material difference between the nature of the development approved and that proposed, limited weight is given to the extant permission.
- 6.17 The proposed development is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location. Consequently, it represents unsustainable development contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).

Landscape Character and Visual Amenities

- 6.18 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.
- 6.19 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.20 The four proposed dwellings are each designed to reflect a rural style: a coach house, converted stable, farmhouse, and chaffeurs cottage. Each dwelling would include a driveway and area of hardstanding that would be separated from the shared access by a gate. Landscaping and the provision of a pond is proposed to separate each of the plots, with perimeter native species hedging proposed around the application site, along with chain-link fencing painted green.
- 6.21 The Design and Access Statement submitted in support of the application states that the scheme has been designed to represent a way in which the site may have evolved over the years, with the proposal seeking to reflect an historic rural estate, utilising an eclectic mix of buildings often found within the Sussex countryside. It is the intention that the scheme appear as an original farmhouse, coach house, stables and subsequently converted chaffeurs cottage.
- 6.22 While the design intent of the scheme is noted, it is considered that the layout, scale, form, and design of the proposal when considered individually and collectively, evokes an artificial evolution of the site that neither reflects the locally distinctive vernacular of the locality, or the scale, proportionality, or traditional features of the development form it seeks to reflect. Notably the plots are all of equal size and set equally within the four corners of the square site in a more formal urbanised arrangement rather than a clustered 'organic' arrangement that would be more typical of the rural estate character the applicants are seeking to replicate.

- 6.23 Furthermore, the expansive single storey projections, particularly to the “Farmhouse” and “Coach House” are considered to exaggerate the overall scale and massing of the dwellings, with the footprint, mass, and scale of the “Stable Cottage” appearing as a dominant building when considered against the vernacular it seeks to represent. In particular the design and scale of the “Farmhouse”, extending over 4 storeys and incorporating an expansive patio area, is considered to reflect a more urbanised form of development that is of a scale, mass and bulk that would be prominent within the rural context and setting.
- 6.24 In totality, the proposed layout, form, scale, and mass of the dwellings is considered to far exceed the anticipated proportions of the apparent historic Sussex character it seeks to reflect, with the various single storey projections considered to further distract from the traditional vernacular. The proposed design rationale is therefore considered to result in a convoluted and urban design that would detract from the locally distinctive character of the area, and would not relate sympathetically to the built surroundings or landscape of the wider locality.
- 6.25 The proposed scheme would formalise the site, with the definable boundaries and overtly domestic and urban nature of the development considered to contrast and detract from the informal and rural character of the area. In particular, the scale and form of the dwellings, which are not considered to reflect the proportions or rural ambience of the countryside setting, would compete and off-balance the modest and sporadic residential development of the wider area, resulting in an ordered form of development that would be out of keeping with the more modest and sporadic character of the built pattern and character of the wider surroundings.
- 6.27 It is therefore considered that the proposed development would be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.28 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.29 The application site is positioned to the north-east and south-west of a cluster of agricultural and commercial buildings, including converted residential buildings. These surrounding properties are located between approximately 75m and 200m from the site, and separated by boundary hedging, paddocks, and the public highway. Given the distance between the development site and the nearby residential and commercial properties, it is not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties.
- 6.30 The proposed 4 no. dwellings would be built around a central access road, with the dwellings oriented to face the shared access and set at a distance of between approximately 20m to 30m from one another. Given this layout, it is considered that the proposal has addressed potential amenity impacts from within the development.
- 6.31 It is therefore considered that the proposed development would not result in harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape and Trees

- 6.32 Policy 33 of the HDPF states that development should relate sympathetically with the built surroundings and landscape, and should presume in favour of the retention of existing important landscape and nature features, and use high standards of landscaping where appropriate.

- 6.33 The site is situated in a rural location straddling both Thakeham and Shipley Parishes, in a large plot amongst arable land. The boundary of the site is dotted with small trees and scrub, allowing views through to the open fields beyond. The character of the area is of a low lying and relatively flat landscape, where scattered small woods and copses, shaws, and hedgerows enclose an intricate pattern of small pastures; although some central and western parts of the area are dominated by large arable fields where hedgerows have been lost. It is however, important to note that the site itself has been stripped of the key character area landscape characteristics by virtue of the previous development, and it's now derelict state.
- 6.34 Following consultation with the Landscape Architect, with regards to the landscape character, it is considered that the proposed development would result in an urbanising effect on the remote rural field. Given the permanence of the housing and associated urbanising implications, the harm caused by the development is considered to be highly adverse.
- 6.35 It is therefore considered that the proposed development, by reason of its use, layout and form, would result in an urbanised form of development that would detract from the landscape character and rural setting of the wider locality.

Ecology

- 6.36 Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.
- 6.37 Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted.
- 6.38 Following consultation with the Ecologist, the site could potentially support protected and notable species such as amphibians, reptiles, badgers, and nesting birds. No supporting baseline ecological survey information has been submitted, and therefore an adequate assessment of existing ecological features within the site, and potential ecological habitats, cannot be undertaken.
- 6.39 From the site visit, it is considered that while the site comprises predominantly made ground, with a large extent of discarded building materials, it sits adjacent to open fields and includes features such as boundary hedging and scattered shrubbery that could be capable of providing habitat for species. It is therefore considered that the site could potentially support protected and notable species.
- 6.40 Given the above, an assessment of the current site ecology and potential impacts of the works proposed is required to inform this application. As such the proposal has failed to address its potential impact on ecology, contrary to Policies 25 and 31 of the HDPF.

Parking and Traffic Conditions

- 6.41 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.42 The proposed development seeks to provide 2 no. accesses to the site, a shared access to the "Farmhouse", "Stable Cottage", and "Chaffeurs Cottage", and a separated access from

Sincox Lane for the “Coach House”. These accesses would extend from the existing access to the site, with the central access measuring to a width of 4.1m.

- 6.43 Following consultation with West Sussex County Highways, no objection on highways grounds have been raised. While noted that Sincox Lane is narrow, and there are a number of places where passing will be difficult, it is considered that the proposed traffic levels are likely to be very low, and therefore are not considered to result in a highway safety issue.
- 6.44 The proposed access points would provide visibility in excess of 90m, and are considered to be of a suitable width for the needs of the proposed use. It is therefore considered that the proposed development would provide safe and adequate parking and access, suitable for all users, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.45 The proposed development is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the proposed development, due to its number, scale, form, massing and layout, is considered to result in a formalised and overtly urban nature of development that would appear as an overtly domestic and urban nature of the development that would contrast and detract from the informal and rural character of the area.
- 6.46 It is therefore considered that the proposed development represents a departure from the development plan contrary to Policies 1, 2, 3, 4, 25, 26, 32, and 33 of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	1185.10	0	1185.10
	Total Gain		
	Total Demolition		

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

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

7. RECOMMENDATIONS

- 7.1 Refuse planning permission for the following reasons.

Reason(s) for Refusal:

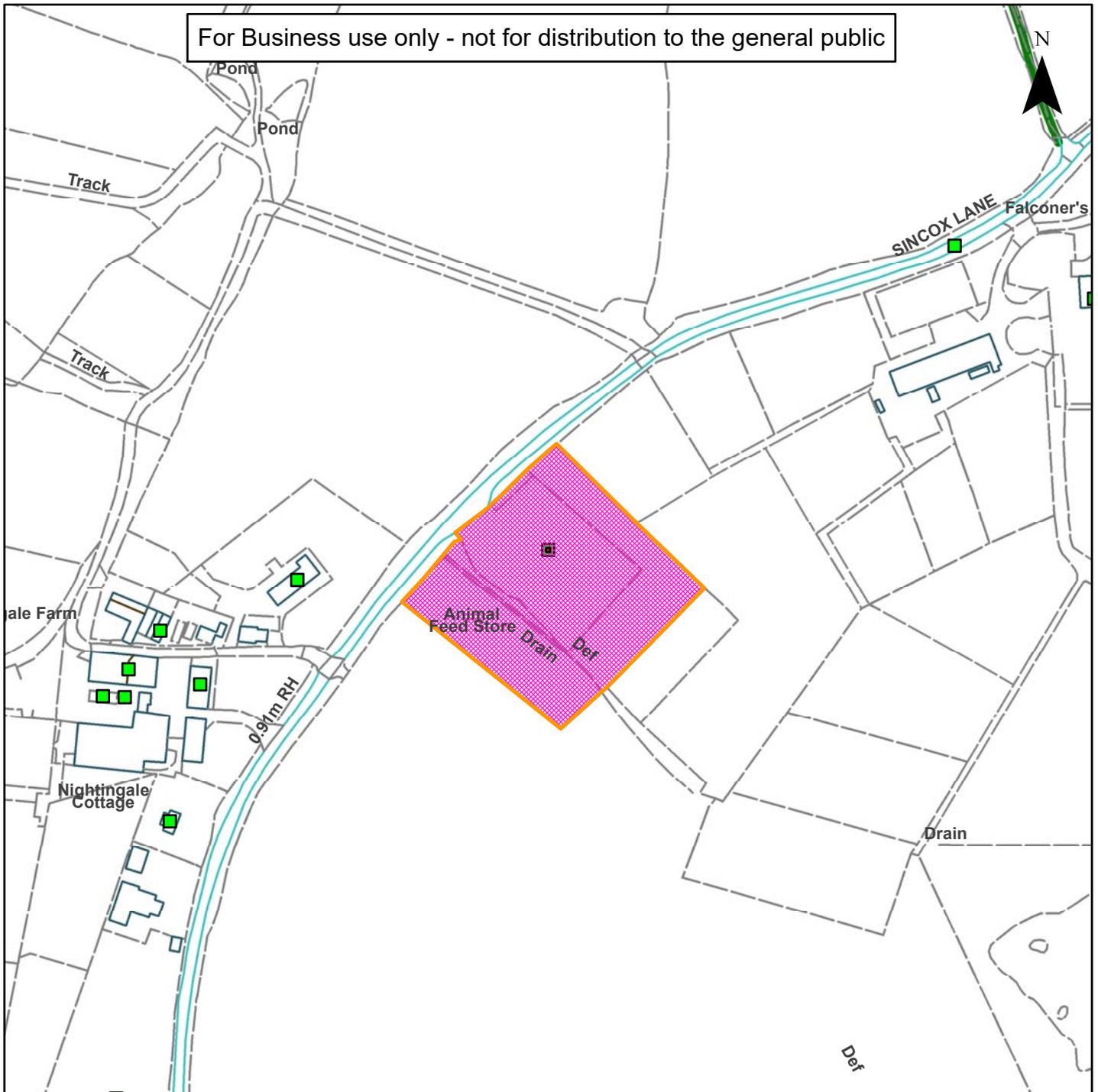
- 1 The proposed development is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location. Consequently, it represents unsustainable development contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).
- 2 The proposed development would be of a use, scale, form, massing and layout that would result in a formalised and overtly urban nature of development that would detract from the modest and informal character of the rural locality. The scale and proportions of the proposed dwellings would appear as dominant features within the rural landscape, and would be of a height and mass that would detract from the modest and sporadic built pattern and character of the wider surroundings. The proposed development would therefore be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).
- 3 Insufficient information has been submitted to demonstrate that the proposed development would not result in harm to the ecological interest of the site, contrary to Policies 25 and 31 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/1412



Not Set

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Scale: 1:2,500

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Organisation	Horsham District Council
Department	
Comments	Not Set
Date	06/09/2018
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