



Email: [committeeservices@horsham.gov.uk](mailto:committeeservices@horsham.gov.uk)  
Direct line: 01403 215465

# Planning Committee (South)

Tuesday, 15th January, 2019 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.
<b>GUIDANCE ON PLANNING COMMITTEE PROCEDURE</b>	
1. <b>Apologies for absence</b>	
2. <b>Minutes</b>	7 - 14
<i>To approve as correct the minutes of the meeting held on 18 December 2018 (Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to <a href="mailto:committeeservices@horsham.gov.uk">committeeservices@horsham.gov.uk</a> 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. <b>Declarations of Members' Interests</b>	
<i>To receive any declarations of interest from Members of the Committee</i>	
4. <b>Announcements</b>	
<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** 15 - 16

Applications for determination by Committee:

6. **DC/18/2084 - Fryern Park Farm, Fryern Park, Fryern Road, Storrington** 17 - 34

Ward: Chantry  
Applicant: John Smith

7. **DC/18/2161 - The Chantarelle, 11A Nyetimber Copse, West Chiltington** 35 - 48

Ward: Chanctonbury  
Applicant: Mr and Mrs Peter Wettler

8. **SDNP/18/04290/HOUS - Downsvie, The Holt, Washington** 49 - 62

Ward: Chantry  
Applicant: Mr Mike Knevitt

9. **DC/18/2371 - 4 Dragons Lane, Dragons Green, Shipley** 63 - 68

Ward: Billingham & Shipley  
Applicant: Mrs Rowbottom

10. **Urgent Business**

Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

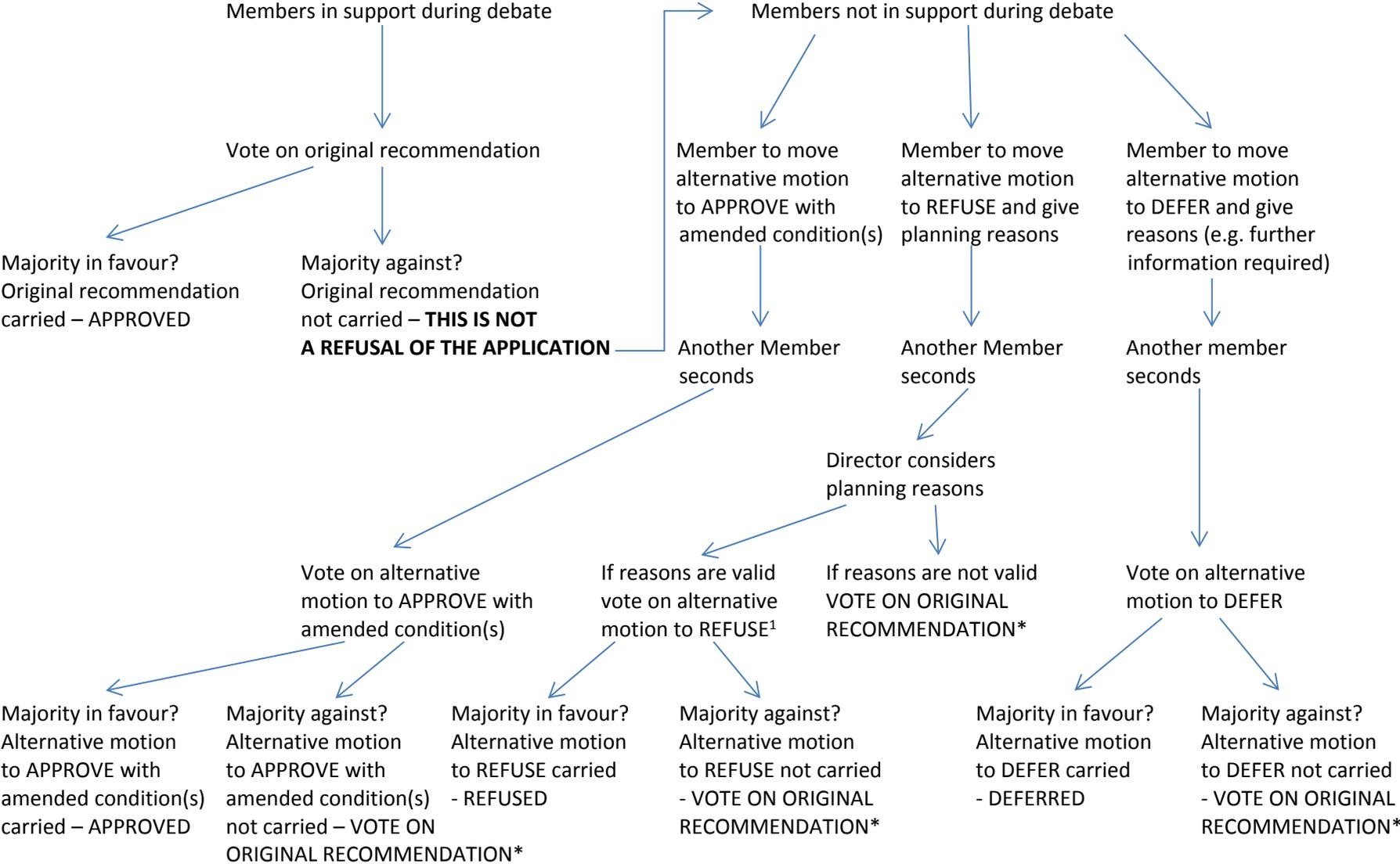
## GUIDANCE ON PLANNING COMMITTEE PROCEDURE

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

<b>Addressing the Committee</b>	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.
<b>Minutes</b>	Any comments or questions should be limited to the accuracy of the minutes only.
<b>Quorum</b>	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.
<b>Declarations of Interest</b>	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.
<b>Announcements</b>	These should be brief and to the point and are for information only – <b>no debate/decisions</b> .
<b>Appeals</b>	The Chairman will draw the Committee's attention to the appeals listed in the agenda.
<b>Agenda Items</b>	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.
<b>Public Speaking on Agenda Items</b> (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 <b>2</b> minutes each to make representations; members of the public who object to the planning application are allowed <b>2</b> minutes each, subject to an overall limit of <b>6</b> minutes; applicants and members of the public who support the planning application are allowed <b>2</b> minutes each, subject to an overall limit of <b>6</b> minutes. Any time limits may be changed at the discretion of the Chairman.
<b>Rules of Debate</b>	<p><b>The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.</b></p> <ul style="list-style-type: none"> <li>- No speeches until a proposal has been moved (mover may explain purpose) and seconded</li> <li>- Chairman may require motion to be written down and handed to him/her before it is discussed</li> <li>- Secunder may speak immediately after mover or later in the debate</li> <li>- Speeches must relate to the planning application under discussion or a personal explanation or a point of order (max <b>5</b> minutes or longer at the discretion of the Chairman)</li> <li>- A Member <b>may not speak again except:</b> <ul style="list-style-type: none"> <li>o On an amendment to a motion</li> <li>o To move a further amendment if the motion has been amended since he/she last spoke</li> <li>o If the first speech was on an amendment, to speak on the main issue (whether or not the amendment was carried)</li> <li>o In exercise of a right of reply. Mover of original motion</li> </ul> </li> </ul>

	<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"> <li>○ 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.</li> <li>○ 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.</li> </ul> <ul style="list-style-type: none"> <li>- Amendments to motions must be to: <ul style="list-style-type: none"> <li>○ Refer the matter to an appropriate body/individual for (re)consideration</li> <li>○ Leave out and/or insert words or add others (as long as this does not negate the motion)</li> </ul> </li> <li>- One amendment at a time to be moved, discussed and decided upon.</li> <li>- Any amended motion becomes the substantive motion to which further amendments may be moved.</li> <li>- 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).</li> <li>- 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).</li> <li>- The mover of a motion has the right of reply at the end of the debate on the motion (unamended or amended).</li> </ul>
<b>Alternative Motion to Approve</b>	<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>
<b>Alternative Motion to Refuse</b>	<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>
<b>Voting</b>	<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"> <li>- Two Members request a recorded vote</li> <li>- A recorded vote is required by law.</li> </ul> <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>
<b>Vice-Chairman</b>	<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

<sup>1</sup> 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

<sup>2</sup> Oakley v South Cambridgeshire District Council and another [2017] EWCA Civ 71

**Planning Committee (South)**  
**18 DECEMBER 2018**

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Karen Burgess, Philip Circus, David Coldwell, Brian Donnelly, David Jenkins, Nigel Jupp, Lynn Lambert, Gordon Lindsay, Tim Lloyd, Mike Morgan, Kate Rowbottom, Claire Vickers and Michael Willett

Apologies: Councillors: Jonathan Chowen, Ray Dawe, Paul Marshall, Jim Sanson and Ben Staines

PCS/52 **MINUTES**

The minutes of the meeting of the Committee held on 20 November 2018 were approved as a correct record and signed by the Chairman.

PCS/53 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/18/1114: Councillor Philip Circus declared a personal interest because he is acquainted with the applicant.

DC/18/1810 and DC/18/1811: Councillor Michael Willett declared a personal interest because he knows one of the public speakers.

DC/18/1810 and DC/18/1811: Councillor Lynn Lambert declared a personal interest because she knows one of the public speakers.

DC/18/0450: Councillor David Coldwell declared a personal interest because he is acquainted with one of the public speakers.

PCS/54 **ANNOUNCEMENTS**

There were no announcements.

PCS/55 **APPEALS**

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

PCS/56 **DC/18/1543 - PLOT 3, BRAMBLEFIELD, CRAYS LANE, THAKEHAM**

The Head of Development reported that this application sought permission for the change of use of agricultural land to a private Gypsy and Traveller caravan site, with one mobile home, permanent day room and space for a touring van, hard-standing and access. A ten metre wide strip of land on the eastern side of

the site would be landscaped to provide a 'pocket park' for public use. Trees and hedgerows would be planted along this re-aligned eastern boundary and also to the south and east of the mobile home.

The application site was located approximately 230 metres north of the built-up area of Thakeham. It was reached by a single-track lane and public right of way which also served a number of small-holdings. The site currently included a stable block and some timber structures along the western boundary and hard-standing in the northwest corner.

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. Objections from 66 households had been received, as noted in the report. There had been one representation supporting the proposal. Since publication of the report there had been two further objections that raised no new concerns, and one which raised concerns regarding ownership of a corner of the site. Members were advised that the applicant had provided evidence that this land was in the applicant's ownership. Two members of the public spoke in objection to the application and a representative of the Parish Council also 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; landscape character; its impact on neighbouring amenity; impacts on highways and nearby public rights of way; and trees and ecology.

Members discussed the proposal in the context of the Thakeham Neighbourhood Plan and concerns regarding inappropriate use of agricultural land and access. Members considered the site location in relation to local services, in particular the primary school which had moved to new premises further from the site in 2017. It was noted that the school had moved since the appeal decision on Bramble Barn (DC/16/0272).

#### RESOLVED

That planning application DC/18/1543 be refused for the following reasons:

The proposed development would be sited in an unsustainable location which is remote from local services and facilities. The proposal therefore represents an unsustainable form of development in the countryside which would be contrary to Policies 1, 2, 4, 23 and 40 of the Horsham District Planning Framework (2015).

PCS/57 **DC/18/1114 - BRIDGE GARAGE, HENFIELD ROAD, COWFOLD**

The Head of Development reported that this application sought permission for a variation of conditions 15 and 16 to permission DC/17/1279 for the erection of a replacement commercial unit with a single flat on the first floor. The variation would extend opening and delivery hours to accommodate the needs of the crane hire business and to include deliveries and operations at weekends, as detailed in the report. The first floor flat had been intended for the open market and conditions 15 and 16 had been intended to protect future occupier amenity. However, the applicant advised that the flat would be occupied by persons connected to the commercial use.

The application site was located on the southern edge of Cowfold and had been a car sales, repair and crane hire business. The new commercial unit granted under DC/17/1279 would be used by the existing occupants and was under construction.

The consultation response from the Council's Environmental Health Officer, as contained within the report, was considered by the Committee.

The Parish Council objected to the application. Objections from 12 nearby properties had been received. The applicant addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal was the impact on neighbouring amenity. Members considered the proposal and the proposed regulatory conditions and concluded that the variation would support a local business.

RESOLVED

That planning application DC/18/1114 be granted subject to the conditions as reported.

PCS/58 **DC/18/1810 - 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought permission for the conversion of a former Lloyds Bank to provide one ground floor retail unit and four flats. These would be two 2-bedroom flats on the ground floor and one 2-bedroom and one 3-bedroom flat on the first floor. The proposal also included the erection of two 2-bedroom semi-detached dwellings in the yard to the rear of the building, and conversion of a barn to a 1-bedroom dwelling, with associated car parking. There would be a ground floor extension to the former bank to provide accommodation for the two ground floor flats.

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

Members noted the planning history of the site, in particular DC/17/2620 which had been refused by the Committee in May 2018. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Members were advised that an additional condition was recommended requiring an Archaeological Monitoring Plan to reflect paragraph 3.6 of the report.

The Parish Council objected to the application. Three objections had been received. One member of the public spoke in objection to the application 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; the design and appearance of the frontage building, barn conversion and new dwellings; landscaping; impact on neighbouring amenity; highways; and housing needs.

Members discussed the scale of the new dwellings and their impact on the courtyard garden and the amenity of neighbouring properties and considered the additional dwellings would lead to overdevelopment of the site. Members also discussed the on-site parking provision and were concerned that the configuration of the spaces would make manoeuvring within the site difficult thus leading to on-street parking. The access was also considered to be too narrow for easy access and egress; this also raised serious concerns regarding construction vehicles.

#### RESOLVED

That planning application DC/18/1810 be refused for the following reasons:

- 01 The erection of 2 dwellings and the provision of extensive hardstanding within the rear curtilage represents an overdevelopment of the site which would have a detrimental impact on the character and appearance of the Steyning Conservation Area and the setting of adjoining Listed Buildings. The proposal is therefore contrary to policies 32, 33 and 34 of the Horsham District Planning Framework (2015).
- 02 The development would incorporate a restricted vehicular access and a constrained site layout which would require impractical manoeuvres in order to access the proposed parking. The development would therefore provide inadequate off-street parking and would result in displaced parking to surrounding streets to the detriment of amenity and highway

safety. The proposal is therefore contrary to policies 40 and 41 of the Horsham District Planning Framework (2015).

PCS/59 **DC/18/1811 - 37 HIGH STREET, STEYNING**

The Head of Development reported that this application sought Listed Building Consent for the conversion of a former Lloyds Bank to provide one ground floor retail unit and four flats and conversion of a barn to a 1-bedroom dwelling, together with all associated internal works. There would be two 2-bedroom flats on the ground floor and one 2-bedroom and one 3-bedroom flat on the first floor. A ground floor extension to provide accommodation for the two ground floor flats was proposed.

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

Members noted the planning history of the site, in particular Listed Building applications DC/17/2621 and DC/17/2626 which had been considered by the Committee in May 2018. The consultation response from the Council's Conservation Officer, who raised no objection, was considered by the Committee.

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

Members considered the officer's planning assessment and considered the impact of the proposal on the character and appearance of the Lloyds building and the barn, and concluded that the proposal was acceptable. With regards to the courtyard garden, which was not included in this application, it was agreed that an Informative to the applicant would draw attention to the fact that consent did not include permission for any hardstanding area.

RESOLVED

That Listed Building Consent DC/18/1811 be granted subject to the conditions as reported.

PCS/60 **DC/18/1962 - LAND SOUTHWEST OF MARTINS, THE STREET, THAKEHAM**

The Head of Development reported that this application sought permission for a new vehicular access track for agricultural purposes. It would be three metres wide and serve the land south and west of Martins. Part of a brick retaining wall, retained soils and some shrubbery would need to be removed. A small turning space adjacent to a field gate towards the northern end of the site was proposed.

The application site was located outside but close to the built-up area boundary of Thakeham, not far from Martins, a Grade II Listed Building. Part of the works would be within a conservation area. It was a former orchard northeast of Coolham Road and northwest of The Street. A vehicular access, that did not have planning permission, had been cut into the embankment adjacent to the highway at the southern end of the site.

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. Ten objections had been received. Two members of the public spoke in support to the application and one member of the public spoke in objection. A representative of the Parish Council spoke in objection to the proposal.

Members considered the officer's planning assessment which included the planning history of the site and indicated that the key issues for consideration in determining the proposal were: the principle of development; character and appearance of the proposal and its impact on the landscape character of the area and the nearby Grade II Listed Building; the amenity of neighbouring occupiers; and highways.

Members concluded that the agricultural access would serve a lawful agricultural use and at this location would not cause significant harm to the heritage assets or the landscape character.

#### RESOLVED

That planning application DC/18/1962 be granted subject to the conditions as reported.

#### PCS/61 **DC/18/0450 - HOBJOINS, HYDE STREET, UPPER BEEDING**

The Head of Development reported that this application sought permission for the conversion of a detached timber barn into a 4-bedroom dwelling with a new vehicular access north of Hobjoins, a Grade II Listed dwelling, and area of permeable hardstanding. The proposal included an increased roof height, additional glazing, creation of a first floor space, and a pitched roof over a flat roofed part of the barn.

The application site was located within the built-up area and conservation area of Upper Beeding on the northeast side of Hyde Street. The barn was to the rear of Hobjoins and there was a three-bay garage in the northern part of the site. Access to the garage and barn was along a drive between Hillview Cottage and Amber Cottage north of Hobjoins.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Since publication of the report the Council's Ecologist had requested further information regarding

impact on bats and the recommendation was therefore amended for Members to be minded to grant permission, subject to satisfactory additional information on ecology in consultation with the Council's Ecologist and the Chairman, Vice-Chairman and Local Members.

The Parish Council objected to the application. Twenty-four objections had been received. There had been three letters of support. The Beeding and Bramber Local History Society had commented on the proposed conversion. Three members of the public spoke in objection to the application 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; impacts on neighbouring amenity; and transport and parking.

Members acknowledged that the proposal would enhance the barn, which was in danger of becoming derelict. With regards to the character and appearance of the conversion, in particular the roof, it was noted that there were a number of conditions to secure suitable materials and design.

Members noted concerns regarding the amenity of neighbouring occupiers and that the height of the leylandii boundary hedge could cause loss of light. It was therefore agreed that Condition 11 regarding landscaping works be amended to include details of a maintenance plan for landscaping on the site. It was suggested that an Informative be sent to the applicant suggesting that the maintenance plan should include measures to reduce and maintain the height of the leylandii hedge or replace it with native species.

#### RESOLVED

That the Committee is minded to grant planning application DC/18/0450 be granted subject to receipt of satisfactory additional information on ecology, in consultation with the Council's Ecologist, the Chairman, Vice-Chairman and Local Members, and subject to the following revised Condition 11:

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

▪ **Details of a maintenance plan for landscaping on the site.**

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.

PCS/62 **DC/18/1583 - HOPE COTTAGE, SHOREHAM ROAD, SMALL DOLE**

Item withdrawn from the agenda.

*The meeting closed at 5.05 pm having commenced at 2.30 pm*

CHAIRMAN



## Planning Committee (South)

Date: 15<sup>th</sup> January 2019

Report on Appeals: 6/12/18 – 3/1/19

### 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
No appeals lodged during period				

### 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/18/1424	Elm House Dragons Lane Dragons Green Horsham West Sussex RH13 8GD	Fast Track	10-Dec-18	Refused	N/A
DC/17/1978	West Sussex Showground Grinders Lane West Grinstead West Sussex	Written Representation	07-Dec-18	Refused	N/A
DC/17/2117	Longbury Hill Wood Rock Road Storrington West Sussex	Written Representation	07-Dec-18	Permitted	Permitted

3. Appeal Decisions

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

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/17/2418	16 Covert Mead Ashington Pulborough West Sussex RH20 3PR	Written Representation	Dismissed	Refused	N/A
DC/18/1309	Bidlington High Street Steyning West Sussex BN44 3GG	Fast Track	Dismissed	Refused	N/A
DC/18/1188	Little Orchard 13 Kings Barn Lane Steyning West Sussex BN44 3YR	Fast Track	Dismissed	Refused	N/A
DC/17/1692	The Paddocks Smock Alley West Chiltington Pulborough West Sussex RH20 2QX	Written Representation	Dismissed	Refused	N/A
DC/17/1989	Land Parcel Adjacent To Hillview Kithurst Lane Storrington West Sussex	Written Representation	Dismissed	Refused	N/A



**Horsham  
District  
Council**

## **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 15<sup>th</sup> January 2019

**DEVELOPMENT:** Proposed change of use of land to accommodate two traveller pitches including ancillary accommodation and parking.

**SITE:** Fryern Park Farm Fryern Park Fryern Road Storrington Pulborough West Sussex RH20 4FF

**WARD:** Chantry

**APPLICATION:** DC/18/2084

**APPLICANT:** **Name:** John Smith **Address:** c/o agent

**REASON FOR INCLUSION ON THE AGENDA:** More than 8 letters of representation have been received within the consultation period with a view contrary to the recommendation.

**RECOMMENDATION:** To grant permission subject to conditions

### **1. THE PURPOSE OF THIS REPORT**

1.1 To consider the planning application.

#### DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks consent for the siting of two permanent Gypsy pitches, along with the creation of two timber-clad dayrooms, hard standing for vehicles and provision of parking for a touring van. Parking is to be located directly adjacent to the new vehicular entrance along the southern side of the site, with new screening and landscaping elements provided.
- 1.3 The mobile home pitches are indicated as being some 11.3m x 3.66 (Plot A) and 8.6m x 3.04m (Plot B). Plot A would be sited to the western end of the site, whilst Plot B would be set some 3m off the southern boundary adjacent to the parking / access area.
- 1.4 The associated dayrooms would each be 9m x 4.5m with a dual-pitch roof some 3.6m high, clad in dark-stained timber boarding with a reconstituted slate roof. Internally, the dayrooms would each provide a lobby area, bathroom, laundry room, and open plan day room / kitchen, with windows in the east, west and southern sides. The dayrooms would each be sited alongside the northern site boundary.

## DESCRIPTION OF THE SITE

- 1.5 The application site is a narrow strip of land that runs alongside the northern edge of a lane that is a designated public right of way (Footpath No.2647), and which provides access to a number of residential properties and land holdings which appear to have dominant equine usages. The immediately adjacent land pattern is one of sub-divided fields to form fenced paddocks. The lane itself is defined in this area by a high and dense hedge to both sides.
- 1.6 The site itself is about 67m x 14m. An existing gated vehicular access has been formed to the south-western corner of the site, and the site visit revealed that an additional vehicular access point has been created along the southern side of the plot, leading to a break in the hedgerow of some 13m with a new timber post and rail fence backed by newly planted shrubs.
- 1.7 The site visit also revealed that two mobile homes are already sited on the plot, broadly in the location of the proposed mobile homes, although these are currently connected with the construction works that have commenced on the adjacent site, to form the stable and hay barn under permission (DC/16/1659). The approved site area and vehicular access to the approved development incorporated a part of the current application site.
- 1.8 The site visit also revealed a reasonably level area within the site, which has been covered with a gravel-type surface. The close-boarded fence is around 1.6m in height and lies within the site boundary.
- 1.9 The submitted land ownership declaration indicates that the applicant owns the adjacent site (stable development to the north) as well as the wider pasture / paddock land to the east up to Fryern Road.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

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

#### 2.2 **National Planning Policy Framework**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations

Policy 22 - Gypsy and Traveller Sites

Policy 23 - Strategic Policy: Gypsy and Traveller Accommodation

Policy 24 - Strategic Policy: Environmental Protection

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities

2.4 Supplementary Planning Guidance:  
Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) - Preferred Strategy

2.5 **RELEVANT NEIGHBOURHOOD PLAN**  
A Draft Plan has been submitted for the Storrington, Sullington & Washington Neighbourhood Plan 2017-2031. A public hearing was held in September to address matters raised by the Inspectorate regarding the Draft Plan. The Inspector's comments were received on 22<sup>nd</sup> November 2018.

Policy 8: Countryside Protection  
Policy 9: Green Gaps

## 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/1659	Proposed erection of replacement 4 bay stable and hay barn for the rehabilitation of race horses	Application Permitted on 24.10.2016
DISC/15/0376	Discharge of condition 4 on DC/12/1660	Application Permitted on 01.03.2016
DC/15/1982	Erection of 6 bay stable and hay barn, along with sand school for the rehabilitation of injured race horses	Application Refused on 19.02.2016
DC/15/1088	Repair and improvement of existing track	Application Refused on 16.07.2015
DC/13/2118	Replacement of existing fire damaged stables with a five bay stable block with tack room and WC.	Withdrawn Application on 18.09.2014
DC/13/1006	Construction of five bay stable block with tackroom and WC, storage barn and sand school	Withdrawn Application on 19.08.2013
DC/12/1660	Proposed manure store	Application Permitted on 08.11.2012

## 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](http://www.horsham.gov.uk)

### INTERNAL CONSULTATIONS

3.2 **HDC Strategic Planning:** Comment:-

- The production of Horsham District Council's "Gypsy, Traveller & Travelling Showpeople Draft Site Allocations Development Plan Document" has been delayed because the owner of one of the sites proposed in the Preferred Strategy published in December 2017 confirmed that their site was no longer available for Gypsy and Traveller use. This meant that the Council could no longer demonstrate that it met its

identified 10 year Gypsy and Traveller pitch requirement. The Proposed Submission Gypsy, Traveller & Travelling Showpeople Site Allocation document was therefore withdrawn from the agenda for the Cabinet meeting on 24 May 2018. Horsham District Council is continuing to assess alternative sites to meet the identified Gypsy and Traveller pitch need in the District and is actively working towards meeting these needs.

- Fryern Park Farm, Fryern Road Storrington was initially included in the draft Gypsy, Traveller & Travelling Showpeople Document that was published in April 2017 as a Draft Site Allocation for 3-5 pitches. At this stage, the recommendation was that it was considered that the site "would be suitable for allocation for between 3 and 5 pitches, although further work would be required in relation to both landscaping and the vehicular access to the site".
- It is noted, however, that the Fryern Park Farm site that included in the consultation document did not have precisely the same site boundaries as the current planning application. The land that was consulted on in April 2017 and included in the Sustainability Appraisal which accompanied the Preferred Strategy published in December 2017 was the land to the immediate north of the current application site - The decision not to include the Fryern Park Farm site in the Preferred Strategy in December 2017 was due to concerns over access: West Sussex County Council had confirmed that "access to the site from the public highway (Fryern Road) was too narrow to allow two opposing vehicles to pass". In addition, "the access track was not owned by the applicant, meaning that access would likely be required, causing land ownership issues".
- It is acknowledged that most of the sites allocated through Policy 21 of the HDPF have yet to come forward, or are no longer available for Gypsy and Traveller accommodation. The Council is therefore currently unable to demonstrate an up-to-date 5 year supply of deliverable sites. This is a significant consideration in terms of the determination of this planning application and would weigh in favour of the proposal, provided that the proposed development does not significantly depart from the criteria laid out in policy 23 of the HDPF and the PPTS.
- In terms of compliance with policy 23 (1) of the HDPF, it is noted that part (d) states that the site should be located in or near to existing settlements, within a reasonable distance of a range of local services and community facilities, in particular schools and essential health services. In this case, the application site is located approximately 200m to the north of the Built-up Area Boundary of Storrington. Storrington is classified as a "Small Town and Larger Village" under Policy 3 of the HDPF. Small Towns and Larger Villages are defined as "settlements with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail/and or bus services." Storrington has a number of schools (Primary and Secondary [years 7 & 8]) and a doctor's practice within its Built-Up Area Boundary. Storrington First School is located approximately 600m to the south of the application site, and the Glebe surgery is located approximately half a mile to the south of the application site. It is noted that there are bus stops at the junction of Fryern Road and the private road leading to Fryern Park Farm.
- In addition, the Case Officer should pay particular attention to policy 23 (1) (b) and (e) of the HDPF in relation to highway safety and landscape. Both of these policies are of particular significance, given the comments raised to the proposed draft allocation of the site in the April 2017 Draft Gypsy & Traveller DPD. The Case Officer must be satisfied that the access issues raised by West Sussex County Council to the draft DPD in June 2017, and the related land ownership issues, have been satisfactorily addressed by the applicant in this application. The Case Officer should also seek comments from the Council's Senior Landscape Officer, given that this site sits outside of the Built Up Area Boundary, in the countryside. It is also noted that the application

seeks to provide 2 dayrooms on site. The Case Officer should be satisfied that both of these dayrooms are required.

### 3.3 **HDC Environmental Health:** No Objection:-

- Conditions to secure means of sewerage and surface water treatment, external lighting, no burning, refuse / recycling details
- A site licence will also be required

### OUTSIDE AGENCIES

### 3.4 **WSSC Highways:** No Objections:-

- West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under DC/15/1088 for repair and improvement of existing track to which no highways objections were raised but was refused by the Local Planning Authority (LPA). An enforcement notice was also served following the refusal of this.
- The current application is for change of use of land currently a yard to 2 x traveller pitches with accommodation and parking (3 x spaces). Fryern Road is 'C' classified local distributor road subject to a 30mph speed restriction in this location. Approximately 50 metre north of the site access the speed limit changes to 60 mph.
- The applicant has demonstrated splays of 2.4m by 215m to the north and 2.4m by 43m to the south. From an inspection of WSSC mapping the splay to the north appears to go through third party land. With use of blue edged applicant owned land and highway boundary only the achievable splay is approximately 100m. Considering the fence line and hedging using the highway verge only would attain approximately 54m - equivalent to a travelling speed of 35 mph. Considering that cars travelling southbound will be entering the 30mph the LHA consider that the existing access affords sufficient visibility on to the public highway. Furthermore, the private access road serves a number of existing properties and two additional residential units are not anticipated to detrimentally alter the safe operation of this. Whilst an inspection of accident data reveals one recorded injury accident to the north, an inspection of this data reveals that this was not related to the access or the operation of the nearby road network. There is no evidence to suggest the access has been operating unsafely or that the proposals will change this.
- Based on plans being withdrawn which indicated widening works to the access lane, the LHA does not raise any transport grounds to resist the proposal.
- The LHA is mindful that the mobile units are already on site and that the lane has an existing use for equestrian vehicles etc. and has been operating without evidence of highway safety concern. The new passing bay will improve access amenity for users of the private lane.
- The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

3.5 **Southern Water:** Comment:-

- A public water distribution main runs along part of the access lane, so its final position needs to be determined prior to any development works. If found to be impacted by the works, adequate protection of the existing infrastructure will be required.
- The Environment Agency will need to be consulted directly by the applicant with regard to the use of a septic tank drainage
- The applicant may also wish to explore the option of connecting to the nearby public sewer - Formal application required from Southern Water to connect to a sewer

PUBLIC CONSULTATIONS

3.6 **Parish Council:** Objection:-

- Members are aware of a number of enforcement issues regarding this site, which had not been resolved, including the installation of two static caravans within the compound, a truck and various vehicles - all without permission.
- Members feel the proposal is hugely intrusive and the material objections raised before i.e. access being via a single track private road which was unsuitable for heavy traffic as it is a PROW that is heavily used by walkers, horse-riders, runners and cyclists.
- Access onto Fryern Road from the site is dangerous and this has not been resolved.
- The proposal is contrary to Policy 26 of the HDPF.
- The site is not in the Neighbourhood Plan for development and the area forms part of the green space to be protected in the Neighbourhood Plan.

3.7 There have also been some 19 representations which set out the following objections:-

- Policy: Site designated in Neighbourhood Plan as 'open space' / 'Green Gap' between Storrington and West Chiltington
- Policy: Site not designated for traveller use - previous refusal for similar refused, cumulative impact of previous approval for similar on a nearby site (Fryern Road) - Application DC/15/2815, create a precedent for future / wider residential use or intensification
- History of Enforcement Action on the site
- Harm to character: loss of vegetation and trees, use of close-boarded fence, urbanisation, height of existing mobile homes on the land, reference to a 'bus' in visitor parking area, loss of views across existing open fields, heavy machinery being on the site, existing nature of 'development' on the site, tent on adjacent land, proposal clearly for 4 dwellings (scale of day-rooms)
- Highway impact: Restricted access along Fryern Park Lane - narrow lane - well used by pedestrians, cyclists, ramblers, dog walkers of all ages, exit onto Fryern Road narrow with poor sightlines, misleading traffic / access diagrams provided
- Better to close up all existing accessed and create new one in NE corner off Fryern Road

3.8 There are some 8 letters of support for the proposal:-

- Policy: Local need for gypsy and traveller accommodation
- Policy: Neighbourhood Plan still at third review so not adopted formally - unaware of the site being designated as open space
- Visual Improvements: Maintenance of hedges, and trees new access creates additional needed passing bay along lane, none of the trees subject to TPO and some were old and unstable so improvements to potential safety of walkers along lane, secluded visual impact

- Access: Lane used for traffic to existing properties, land and well used by horse boxes, no verified accidents at junction held by WSCC and Sussex Police, Lane has been 'adopted' so all users have full rights to use / still private
- Reasonable desire to have accommodation / staff to support adjacent stables

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

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

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

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

#### **6. PLANNING ASSESSMENTS**

##### **Principle of Development:**

- 6.1 The revised NPPF seeks to foster 'sustainable development' which includes a social objective, in seeking to ensure that sufficient number and range of homes can be provided to meet the needs of present and future generations. In considering the provision of rural housing, the NPPF advises that decisions should reflect local needs.
- 6.2 To be read alongside the NPPF, paragraph 27 of the 'Planning Policy for Traveller Sites' (PPTS) states that if a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites; this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission.
- 6.3 In terms of local planning policy, Policy 21 of the HDPF: 'Gypsy and Traveller Site Allocations' makes provision for 39 net additional permanent residential pitches for Gypsies and Travellers within the period 2011-2017 in order to fulfil the backlog of unmet need identified through the Council's current Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (2013). The policy confirms that Horsham District Council will make provision for further pitches over the rest of the Plan period from 2017 to 2031 in a Site Allocations DPD. However, it is currently acknowledged that a number of sites allocated through Policy 21 of the HDPF have yet to come forward and therefore, the Council is currently unable to demonstrate an up-to-date 5 year supply of deliverable sites. This is a significant consideration in terms of the determination of this planning application.
- 6.4 Therefore, a significant degree of consideration must be given to the 2015 government document PPTS, which is to be read alongside the NPPF. Policy H (Determining planning applications for traveller sites) sets out the following points:
- o Para 23 states that applications should be assessed and determined in accordance with the presumption in favour of sustainable development, the application of specific policies in the NPPF and the PPTS document.
  - o Para 24 requires Local Planning Authorities to consider the existing level of local provision and need for sites, along with the availability (or lack) of alternative sites for the applicants, and other personal circumstances of the applicant.
  - o Para 25 advises Local Planning Authorities to strictly limit new travellers sites in open countryside that is away from existing settlements or outside areas allocated

in development plans. Any sites in rural areas should respect the scale of and not dominate, the nearest settled community, or place undue strain on local infrastructure

- o Para 26 advises weight to be given to effective use of brownfield land (previously development land), sites that are well-planned or soft-landscaped to positively enhance the environment and increase its openness, not enclosing sites with too much hard landscaping, fences or high walls and promoting healthy lifestyles such as adequate landscaping and playspace
- o Para 27 of this document that if a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission.

6.5 Local HDPF policy 26 seeks to protect the rural character from inappropriate development. Development must be considered essential to its countryside location and must be connected to one of the following: supporting agricultural or forestry needs, minerals or waste-related development, provide quiet informal recreation, or enable sustainable development of rural areas. Landform, character and landscape pattern should be protected and there should be no significant increase in the overall level of activity in the countryside.

6.6 The Council has recently successfully defended appeals against the refusal of planning permission for settled gypsy accommodation on land at Whiteoaks near Small Dole (ref: DC/17/1375) and at Millers Mead in Nuthurst (ref: DC/17/2534), and The Spoons (ref: DC/17/0865). As part of these appeal decisions the Inspector noted that the wording and objectives of Policy 23 of the HDPF are consistent with the new NPPF, and that while the unmet needs within the District for residential sites for Gypsies, Travellers and Travelling Showpeople, was a consideration of significant weight it did not automatically trigger the 'tilted balance'. This assesses the impact of the proposals, such as on the character of the appearance of the countryside and harmful effects on living conditions, weighed against the need to provide sites for gypsies and travellers to meet an identified shortfall.

6.7 In this instance, whilst it is recognised that the proposal lies outside of the BUAB of Storrington, where new residential development would ordinarily be resisted, the proposal would be well-sited and of a modest scale, with no adverse visual harm to the site or the wider countryside. As outlined below, this is considered a sustainable location with good links to the village of Storrington. Therefore, whilst outside the built-up-area, the scheme is considered appropriate and the proposal would help address an unmet need for gypsy pitches in the district.

### **Sustainable Development**

6.8 Policy 23 of the HDPF requires that proposed gypsy and traveller sites are served by safe and convenient pedestrian and vehicular access, and should not result in significant hazard to other road users. Furthermore, there is an expectation that sites are located in or near existing settlements, within reasonable distance of a range of local services and community facilities, such as schools and essential health services.

6.9 In this instance, the applicant's wider site extends to the eastern side of Fryern Road, with the BUAB noted to lie along the western side of the road. The application site itself lies some 170m along the access track, which is designated as a PROW and which is noted by many of the representations as being well used by hikers and dog walkers. The site is therefore considered to be well located in terms of the wider residential development to the northern side of Storrington, where there are good pedestrian links and a PROW network through to the centre of the village.

- 6.10 The village of Storrington is provided with a good range of shops, local amenities, including a library and post office. HDPF policy 3 considers Storrington to be a 'Small Town / Larger Village' with a good range of services and facilities, community networks and local employment provision, which provide for day-to-day needs. The area is served by local bus routes, with bus stops noted on both sides of Fryern Road at the end of the access track to Fryern Park.
- 6.11 The proposal is therefore considered to be in accordance with HDPF policy 23 (d) in that the prospective occupants of the site would be well provided with a good range of local services available in Storrington, which are accessible by way of non-car based means of travel, and with schools being available in the locality and a short walk away (approx. 10mins).

**Landscape Character:**

- 6.12 NPPF para 127 (2018) requires development to function well and add to the overall quality of the area, to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and be sympathetic to local character, including the surrounding built environment and landscape setting.
- 6.13 Policy 23 (1) (e) of the HDPF is of particular significance given the location of the site in the countryside and its associated visual impact, which requires that the development 'will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.'
- 6.14 It is noted that the application site lies in a rural location, but the site has a very enclosed character by virtue of the fencing and hedging, both of which define the local field patterns which have evolved from pasture lands to the more prevailing horse paddocks that characterise this particular area on the northern fringes of Storrington, and within Fryern Park.
- 6.15 The emerging Storrington Neighbourhood Plan identifies this area north of the village as a 'Green Gap', and a 'Countryside protection view' (policies 8 and 9). In his examination of the plan, the Inspector noted that the policies are not intended to rule out any development of the area, merely to seek to protect identified views and to limit coalescence between Storrington and West Chiltington.
- 6.16 Taking the local and national planning policies into account, it is considered that the landscape in this area has undergone a shift from agriculture to a more equine purpose over the last 20 or so years, but that older and more established field boundaries remain in place and create a small patchwork pattern of fields. Within these, the application site nestles in and is screened on all sides by close-boarded fences and a well-maintained evergreen hedge, particularly to the south and west. Additional new planting has recently been introduced to the wider site to extend the hedge lines.
- 6.17 Of further note is the approved development comprising a 11.6m x 12.9m L-shaped stable block and associated hay store on land immediately adjoining the application site, also within the applicant's ownership, permitted under ref: DC/16/1659. The recent site visit revealed that works are underway on this adjacent site. The application site would therefore not detrimentally harm or obstruct the longer countryside views in this area, owing to the height and nature of the proposal, and the nature of the adjacent development already approved. Long-range views already are, and have been for a long while, curtailed by vegetated field boundaries and clusters of trees, dotted with the development comprising farm and residential properties, stables and mobile field shelters.

- 6.18 Visually, it is considered that the proposal would result in a limited physical impact on the wider character and openness of the rural area, owing to the location, scale and external appearance of the proposal. Therefore, there would be no adverse visual harm to the site or the wider countryside setting arising as a result of the limited physical development on the site, which would continue to be well-screened on all sides. Development on this plot of land would not adversely affect wider landscape qualities that prevail in this location, nor would the proposal affect high quality, versatile agricultural land or a green and open space that contributes to recreational purposes. It is noted that the site has been a fenced compound for many years. The development is also limited and would not lead to any significant coalescence between Storrington and West Chilton. Furthermore, the proposal is not considered to be of a level that 'overdominate' the character and scale of the nearest settled community.
- 6.19 The application site is currently defined by a strong linear hedgerow, which appears to be well-maintained to a height of over 2m, and which provides a good degree of screening of the site from the wider public vantage points along the lane and Fryern Road, where more distant views are only glimpsed through hedgerows and across paddocks. The proposal would seek to incorporate new planting and screening within the site's boundaries and this would be secured through condition.
- 6.20 It is therefore considered that the proposal would not create any conflict with the above policies.

**Impact on neighbouring amenity:**

- 6.21 HDPF Policies 23 and 33 of the HDPF requires consideration be had to the resulting amenities of neighbouring occupiers of nearby land and property, for example, through overlooking or noise.
- 6.22 The site is some 60m off the nearest corner of the residential plot at Fryern Park House, which fronts onto the lane, and some 260m away from the closest residential property to the north-west, Rose Cottage. As a result of the distances of separation involved, and the intervening landscape and built features, it is not considered that the scheme as proposed, would have an adverse impact on the privacy or amenity of the occupiers of the neighbouring residential properties.

**Highways Impacts:**

- 6.23 Local Policy 40 supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds where the residual cumulative impacts of development are severe'.
- 6.24 As part of the Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) the site was discounted due to concerns over access. As part of this current application the Local Highways Authority has though commented that the site would be served by an established agricultural vehicular access point onto Fryern Road and that no material increase in traffic would occur to the public highway network. In addition, the scheme incorporates a passing bay which would represent an improvement both on the existing arrangement and that which was considered as part of the draft DPD. There are considered to be no reasons to take a different position to the Highway Authority and the proposed access arrangements would therefore be acceptable.
- 6.25 In terms of proposed parking levels at the property, the development would provide for parking and turning space within the property for at least three vehicles, in addition for further space within the site to be made available and accessed from the western corner,

where there is an established gated access to the site. This level of provision and on-site arrangement is considered sufficient to cater for the needs of the development.

### **Conclusions and Planning Balance:**

- 6.26 It is acknowledged that the Council cannot currently meet the identified backlog of unmet gypsy and traveller accommodation need or future need in accordance with policies 21, 22 and 23 of the HDPF. The Council has prepared a revised Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) - Preferred Strategy - which is still undergoing review.
- 6.27 The site's location within the countryside but nearly adjacent to the BUAB of Storrington, along with the provision of a PROW network linking through to the centre of the village, have been taken into account, along with the likely additional increase in vehicular movements to/from the site.
- 6.28 Although the site would be located in what is designated as a rural area, it is closely linked to the established development pattern in the vicinity, including the stables and equine holdings adjacent to the site, and which prevail in the local area, and the recently permitted stable yard immediately adjoining the northern boundary of the application site. It is therefore considered that the amount of resulting development would not dominate the wider pattern of development in this area, lead to harm to the rural character and nature of the locality, or indeed adversely impinge on the countryside protection views and green gap identified in the emerging Storrington Neighbourhood Plan.
- 6.29 Overall, it is considered that there would be a modest benefit of providing further gypsy/traveller accommodation within the District, which would go some way to off-set the identified shortage of sites.
- 6.30 The proposal is therefore considered to be in line with local and national planning policies and would not lead to a significantly harmful development

## **7. RECOMMENDATIONS**

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

1 **Approved Plans**

2 **Standard Time Condition:** The development hereby permitted shall begin 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-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of the hard and soft landscaping works, including fences, gates and areas of hardstanding, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape

scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 23, 25, 31 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, the car parking spaces, turning and access necessary to serve it shall be constructed and made available for use in accordance with approved drawing number [MBP/0902 - Plan 2]. The car parking spaces, turning and access shall thereafter be retained in accordance with the agreed details and made available for use as such.

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

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, provision for the storage of refuse/recycling shall be made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

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

- 7 **Regulatory Condition:** No more than 2 static caravans or mobile homes, and no more than 2 touring caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (or any Act revoking or re-enacting these Acts), to be stationed on the site at any time.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** This permission does not authorise use of the land as a caravan site by any persons other than Gypsies and Travellers, as defined in Annex 1 of Planning Policy for Traveller Sites (Department for Communities and Local Government 2015).

Reason: To enable the Local Planning Authority to control the use of the site and in accordance with Policies 21, 22 and 23 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** Any touring caravans shall not be occupied by any person at any time whilst on the application site.

Reason: To enable the Local Planning Authority to control the use of the site and in accordance with Policy 21, Policy 22 and Policy 23 of the Horsham District Planning Framework (2015).

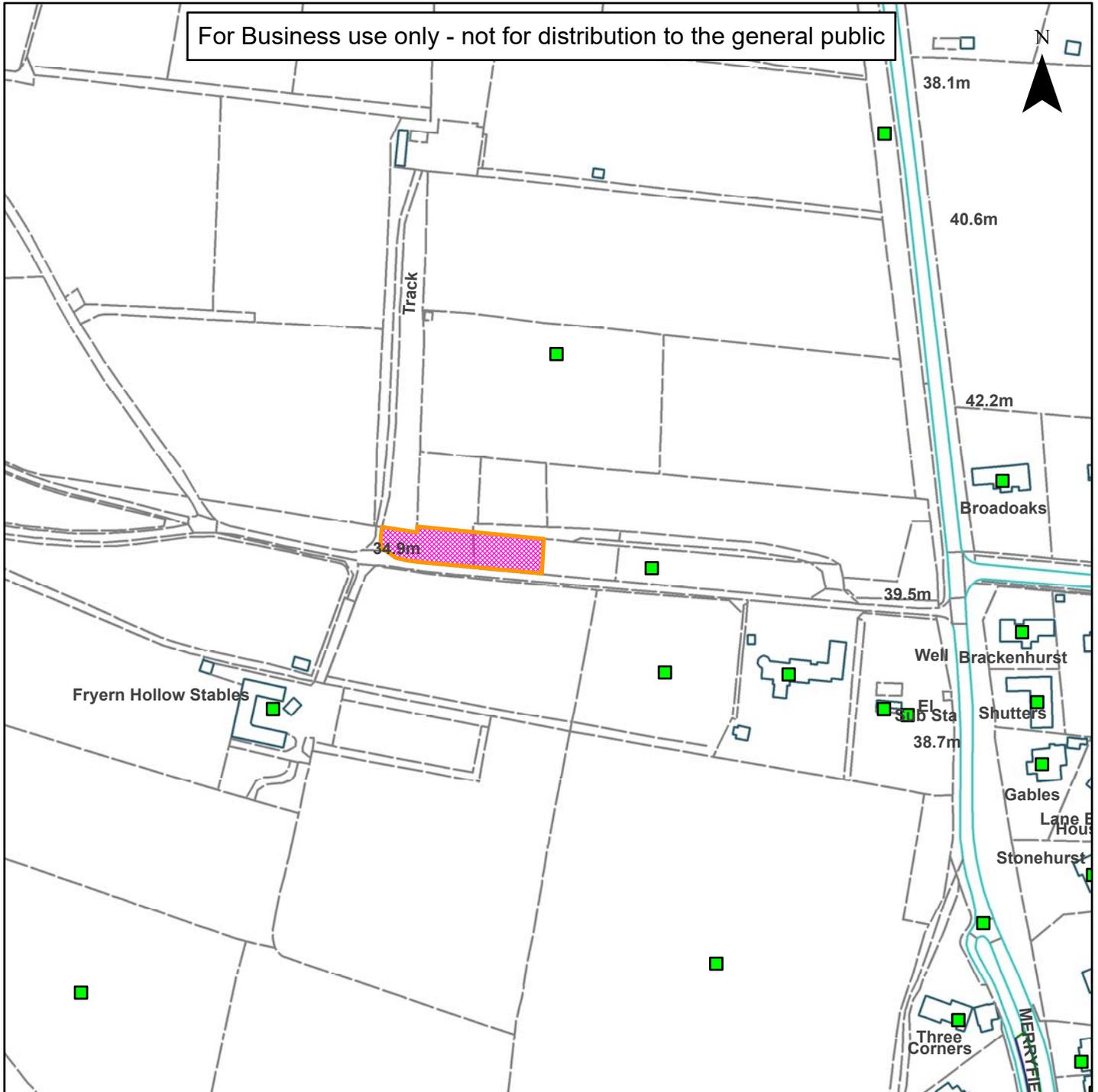
- 10 **Regulatory Condition:** No industrial, commercial or business activity shall be carried on from the site, including the storage of materials.
- Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 11 **Regulatory Condition:** No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.
- Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 12 **Regulatory Condition:** The utility/day rooms hereby permitted, as shown on drawings 2A & 3A, shall only be used for purposes ancillary to the use of the land at Fryern Park Farm as a Gypsy and Traveller site as defined in Annex 1 of the Planning Policy for Traveller Sites (Department of Communities and Local Government 2015), or any subsequent amendments and shall not be used as separate units of accommodation (including overnight accommodation).
- Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 13 **Pre-Occupation Condition:** Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.
- Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/2084

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Organisation	Horsham District Council
Department	
Comments	
Date	04/01/2019
MSA Number	100023865

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## **AGENDA ITEM 6 - DC/18/2084**

### **Fryern Park Farm, Fryern Park, Fryern Road, Storrington**

#### Update:-

The Council's Planning Compliance Team visited the application site on Thursday 10 January 2019. As part of this visit it was confirmed that while two mobile homes have been stationed on the site they are not in the same positions as is proposed by the current application. In addition, and as stated in paragraph 1.7 of the Committee Report, it is understood they are being occupied by workers associated with the construction of an adjoining stable block. The mobile homes on the site would not therefore be related to the use and layout being proposed by the current application. On this basis the application is not therefore retrospective and the pre-commencement / occupation conditions which form part of the recommendation (nos. 3 through 6) would therefore remain relevant to the proposed development.

In addition, a number of queries have been raised relating to the inclusion of amenity buildings for each pitch and the provision of parking spaces for touring caravans as part of the proposed layout. A good practice guide for designing Gypsy and Traveller sites was produced by the Department for Communities and Local Government (DCLG) in 2008. While this guide has been withdrawn by the DCLG it has not been replaced with an updated document and its contents regarding amenity buildings remains highly relevant to the consideration of planning applications for gypsy and traveller pitches.

The Good Practice Guide states that an average family pitch must be capable of accommodating an amenity building, a large mobile home (trailer) and touring caravan, a small garden area and parking space for two vehicles.

In respect of amenity buildings this guide states that:-

*"It is essential for an amenity building to be provided on each pitch, although this can be provided across two pitches as two separate and entirely self contained semi-detached units. The amenity building must include, as a minimum: hot and cold water supply; electricity supply; a separate toilet and hand wash basin; a bath/ shower room; a kitchen and dining area."*

The amenity buildings proposed by this application reflect the above guidance and are therefore considered necessary in order to provide well designed pitches on the site.

In order to reflect good practice the layout also provides pitches with a mobile home and parking space for a touring caravan. The inclusion of space for a touring caravan reflects to need to accommodate occupants travelling lifestyle, with conditions 7 and 9 of the recommendation (as set out in the main Committee Report) ensuring only 1 touring caravan for each pitch and preventing occupation at any time they are parked on the application site.

**End**

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**Horsham  
District  
Council**

## **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 15<sup>th</sup> January 2019

**DEVELOPMENT:** Erection of second storey extension, two storey side extensions, erection of a detached garage and creation of a new driveway

**SITE:** The Chantarelle 11A Nyetimber Copse West Chiltington Pulborough West Sussex RH20 2NE

**WARD:** Chanctonbury

**APPLICATION:** DC/18/2161

**APPLICANT:** **Name:** Mr and Mrs Peter Wettler **Address:** The Chantarelle 11A Nyetimber Copse West Chiltington Pulborough West Sussex RH20 2NE

**REASON FOR INCLUSION ON THE AGENDA:** More than 8 letters of representation have been received within the consultation period with a view contrary to the recommendation.

**RECOMMENDATION:** To grant permission subject to conditions

### **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

#### DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the extension and remodelling of the existing dwelling 'The Chantarelle' in addition to the erection of a detached single garage and the provision of new driveway. The proposal would involve a two storey front extension that would project 1.9m beyond the existing principal elevation and measure 3.7m in width. A separate two storey rear extension is proposed that would project 3.9m beyond the existing rear elevation and measure 3.65m in width. The main bulk of the proposed works relate to the provision of a new roof in order to accommodate a new first floor level within the raised roof area. The total ridge height of the new roof would measure 7.95m in height, with a maximum eave height of 4.25m. The proposed works would, overall, provide a gabled two storey western wing intersected by a gabled projection to the east. Several pitched roof dormers are to be provided, in addition to some decorative detailing and the comprehensive remodelling of external surfaces with contemporary materials.
- 1.2 The proposal would see the closure of the properties existing driveway and the provision of new driveway leading onto an existing cul-de-sac found to the west of the property. The driveway would measure 8m where this adjoins to the private highway, and would provide sufficient space for the parking of two vehicles, or three vehicles if parked in tandem. A proposed garage, measuring 6m in length, 5m in depth and 5.25m in height, would provide an additional parking space.

- 1.3 The Chantarelle' consists of a plot 0.11ha in area. The proposal would result in an overall built footprint of 252m<sup>2</sup> within this area, approximately equating to 23% of the overall plot. In comparison, the existing dwelling occupies a built footprint of 188m<sup>2</sup>, and 17% of the overall plot. Much of the increase in footprint is attributable to the proposed garage, which possesses an external footprint of 30m<sup>2</sup>.
- 1.4 Amended plans were received by the Local Planning Authority 27.11.18, with a reduction in the amount of glazed surfacing to the properties eastern elevation. Additional contextual elevations, showing the scale of the proposal relative to its surroundings were received 19.12.18.

#### DESCRIPTION OF THE SITE

- 1.5 The application site comprises of a detached bungalow, of circa 1970s construction, and associated amenity land. The existing dwelling is of an unassuming character, being principally constructed of a red facing brick, plain concrete roof tiles and typical uPVC fascias, windows and doors. The principal elevation features an integral raised planter, projecting bay window and modest extent of white render, elements which act to add some articulation and distinction to an otherwise simple overall vernacular. The application site features a gradual slope away from Nyetimber Copse towards the neighbouring dwelling of Longwood situated towards the south of the application site. A modest amount of mixed planting is found along the southern boundary of the application site, with a more established evergreen hedge found on the neighbouring side of the common boundary. A number of mature and semi-mature trees are present within the highway verge to the front and side of the dwelling.
- 1.6 The wider Copse is a suburban style development, characterised by large detached dwellings sat within generous associated plots. Dwellings in the vicinity of the application site are varied in design, with significant diversity in terms of height, form, materials and colours. The Copse benefits from a distinct sense of spaciousness, which is principally derived from wide grassed highway verges and absence of hard boundary treatments forward of principal elevations.
- 1.7 The application site falls within the defined built-up area of West Chiltington, and is not covered by any site-specific heritage or environmental constraints.

## 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 3 - Strategic Policy: Development Hierarchy
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 37 - Sustainable Construction
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

2.4 Neighbourhood Plan:  
The West Chiltington Pre-Submission Neighbourhood Plan 2016-2032 has been published under regulation 14. The Council continues to work with stakeholders to progress the Neighbourhood Plan to examination.

2.5 **Planning History and Relevant Applications:**  
No relevant or previous planning history

### 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](http://www.horsham.gov.uk)

3.2 **WSCC Highways:** No objection:-

The Local Highways Authority (LHA) considered that the proposal would not have a 'severe' impact on the operation of the highway network. The LHA officer identified that the application site was situated on a privately maintained road, and therefore that permission would be required from relevant proprietors prior to the commencement of works to implement access works. No highway safety concern was raised, given the established nature of connection to Common Hill and the anticipation of vehicles exiting onto the publicly maintained highway in a forward gear. A condition was recommended to secure details of covered and secure cycle parking facilities prior to the occupation of the proposed development.

3.3 **West Chiltington Parish Council:** No objection:-

The Parish Council, in response to amended plans received 27.11.18, raised no objection to the proposal. The response highlights that the Parish Council reached a split vote, with four councillors voting for no objection and two councillors objecting.

The earlier response of the Parish Council (dated 07.11.18) raised an objection to the proposal, on the basis of the domineering appearance of the proposal, its size relative to its associated plot, adverse impacts on the street scene and non-compliance with the emerging Neighbourhood Plan.

#### PUBLIC CONSULTATIONS

3.4 52 letters of public representation from 37 different addresses were received in response to the proposal; of which 46 raised comments in objection, 2 responded neither objecting nor supporting and 4 raised comments in support.

3.5 The main material grounds for objection can be summarised as follows:

- Overdevelopment
- Relationship with character of surrounding buildings
- Loss of character of original building
- Increase in scale, height and massing
- Overly domineering appearance within the street scene
- Non-compliance with local planning policy and guidance
- Insufficient parking spaces and increased likelihood of on-street parking
- Proportionality of proposed development relative to size of associated plot
- Treatment of highway verges on submitted plans

- Increased density
- Overbearingness
- Loss of privacy to neighbouring occupiers
- Loss of light to neighbouring occupiers
- Proximity of development and existing bungalow to highway verge
- Harm to the semi-rural, open character of Nyetimber Copse
- Potential precedents for similar development elsewhere
- Disruption resulting from construction works
- Unsympathetic appearance in relation to surrounding buildings

3.6 The main material grounds for support can be summarised as follows:

- Diversity of surrounding development
- Limited increase in footprint
- Improvements to the aesthetic quality of the existing dwelling
- No proposed loss of trees
- Current prevalence of on-street parking on Nyetimber Copse
- General need for refurbishment of existing dwelling
- Level of existing dwelling relative to level of street
- Likely safety highway improvements resulting from proposed access

3.7 It is noted that several public representations seek to address the intended treatment of highway verges, and relevant treatments, as issues of proprietorship. It should be clarified that the arboricultural impacts of proposed development are material planning considerations, however, the specific ownership arrangements and relevant covenants governing the management of private verges are not material considerations in the determination of this planning application. The grant of planning permission would not circumnavigate the requirement of the applicant to satisfy any private legal agreement in respect of the management of highway verges.

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

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

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

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

#### **6. PLANNING ASSESSMENTS**

##### **Principle of Development**

6.1 Policies 3 and 4 of the Horsham District Planning Framework (HDPF) (2015) provide the overall spatial strategy for development in the District. These confirm that the overarching approach of the HDPF is to concentrate development within the defined built-up areas of the District; where development is best supported by existing infrastructure, amenities and services. Development will be required to be of a scale and nature that maintains the settlement characteristics of its setting, as defined under policy 3, but would not be required to serve a specific purpose or meet an identified need within a built-up area.

- 6.2 Policy 1 of the HDPF provides a general presumption in favour of sustainable development, reflective of paragraph 11 of the National Planning Policy Framework, and stipulates that planning applications that accord with the policies of the local plan will be approved, unless material considerations indicate otherwise.
- 6.3 It is considered that the existing policy basis would provide no restriction on the principle of residential extension within a defined built-up area, subject to other material considerations relating to design, scale and appearance and any resultant impact on neighbouring amenity or highway operation.

### **Character, Design and Appearance**

- 6.4 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.5 Section 12 of the National Planning Policy Framework places renewed emphasis on good design. Paragraph 127 *inter alia* requires planning policies and decisions to ensure that development is visually attractive, relates sympathetically to local character and history, and to add to the overall quality of an area whilst not preventing appropriate innovation or change; such as increased densities.
- 6.6 The existing dwelling is considered to be of limited architectural or aesthetic significance, comprising mainly of stock materials and incorporating no design features of any especial significance. Consequently, whilst the existing dwelling is inoffensive in appearance, this possesses a character that is not distinctly worthy of preservation in planning terms. The predominant design issue pertinent to this application, therefore, relates to the setting of the proposal relative to its surroundings.
- 6.7 In this respect it is noted that there is notable diversity in design in the immediate locale of the application site, seemingly with each dwelling being individually designed and no consistent form or colour palette. As such, beyond the general spatial arrangement of dwellings in the street scene, there is no type of built-development that can be said to be necessarily characteristic of the area.
- 6.8 It is considered that the design of the proposal is overall coherent in nature, and possesses a far greater degree of architectural interest than the existing dwelling. Whilst the increase in scale and massing is notable, sufficient articulation is provided through varying roof slopes and dormer windows to ensure that the proposal avoids overly linear surfaces and an unacceptably prominent bulk. The proposed principal elevation is considered to be of particular merit, incorporating an overhung extended roof slope and distinctive double height glazing. Decorative timber detailing is proposed to each gable end, including those of the proposed garage, which reinforces consistency between each elevation.
- 6.9 The proposed use of materials is readily reflective of the contemporary use of materials on neighbouring dwellings, especially external render. It is therefore envisaged that the proposal would appear visually consistent with its surroundings.
- 6.10 The built area of the plot, beyond the provision of a detached garage, would not change significantly by virtue of the proposed works. Whilst respecting that The Chanterelle occupies a less generous plot than some nearby dwellings, this remains generous in actual terms and it is not anticipated that the proposal would occupy a disproportionate built-area within this plot. In any instance sufficient amenity land would be preserved to the east of the dwelling to ensure a high standard of amenity for existing and future users, as required by paragraph 127(f) of the National Planning Policy Framework.

- 6.11 It is acknowledged that several representations have sought to address the proposal in light of its setting in, and proximity to, the street scene. The principal elevation of the facing gable end would be positioned approximately 7.9m from Nyetimber Copse, 4.6m of which would be within the incidental curtilage of the application property and 3.3m within the grassed highway verge. Whilst it is recognised the highway verge does not fall within the private ownership of the applicant, there is no pedestrian pavement present in this location. As such, whilst it would be possible for the passing public to appreciate the dwelling from the verge, realistically the dwelling would be understood from the highway. Given that the main roof surface of the principal elevation slopes away from the public highway, and the dwelling is situated on a slightly lower elevation, it is not considered that the proposal would appear unduly domineering in the immediate context. The degree of separation to the highway, irrespective of the exact point of measurement, is deemed sufficient to preserve the open character of Nyetimber Copse; with long views on a west/east axis along the highway uninterrupted by the proposal.
- 6.12 The introduction of a detached garage is deemed appropriate, and would not be considered to adversely influence the visual amenities of the street scene. The garage would maintain a clearly subservient relationship to the main dwelling and would be set back from the western elevation. As such, the garage would not appear unacceptably prominent within the public realm.
- 6.13 The provision of a new driveway would involve the laying of hardstand within the root protection area of two semi-mature and a single mature tree. These trees do not benefit from any formal protection, and do not make a significant contribution to the character of the application site or its surroundings. As such no fundamental objection to their removal would be raised, however, the submitted plans indicate that these specimens are to be retained, a measure which would be welcomed. In order to secure the protection of these trees, it would be possible to impose an appropriate condition relating to proposed protection and construction methods of the driveway surface in order to overcome any objection on arboricultural grounds.
- 6.14 It would overall be considered, therefore, that the design of the proposal well-relates to the character of its surroundings and satisfies the relevant design criteria of policies 32 and 33 in addition to the National Planning Policy Framework. Whilst it is recognised the increase in scale is notable, the contextual elevations provided 19.12.18 effectively exhibit the acceptable setting of the proposal within the street scene. Paragraph 127(c) of the National Planning Policy Framework would confirm, that where a proposal sympathetically relates to the local character, appropriate innovation or change is acceptable, and a refusal of planning permission on grounds of increased density or scale would be unjustified.

### **Neighbouring Amenity**

- 6.15 Policy 33 of the HDPF provides that development will be required to ensure a design that avoids unacceptable harm to the occupiers/users of nearby property and land.
- 6.16 The Chantarelle is situated within a corner plot, with the main form of the proposed dwelling located some distance from neighbouring dwellings. The proposal would see the introduction of additional windows, mainly as dormer windows, at first floor level. Proposed rear dormers would be located approximately 20.5m from Longwood, (to the south of the application site) western dormers approximately 25m from New Providence (opposite the site to the west) and northern dormers approximately 21m from Fairbank (opposite the site to the north east). The proposal would further see the introduction of windows and feature glazing within the new gabled element of the principal elevation, which would be sited approximately 32m opposite Elm Cottage to the north of the application site.

- 6.17 By virtue of the distances separating The Chantarelle to neighbouring properties, and its siting to the north west of Longwood, it is considered that the built mass of the proposal would not provide an overbearing impression to neighbouring occupiers, or result in an unacceptable loss of natural light to neighbouring living spaces or land.
- 6.18 Whilst the distance separating the proposal from neighbouring dwellings would be deemed sufficient in as of itself, it is furthermore recognised the occupiers Longwood benefit from an established boundary treatment that contributes to a sense of disassociation between the application site and Longwood. Similarly, the occupiers of Fairbank and Elm Cottage further benefit from the natural gradient with the proposal sited below the level of neighbouring properties.
- 6.19 In respect of privacy, it is acknowledged that the introduction of additional windows at first floor level would influence the privacy enjoyed by neighbouring occupiers. The Council's Design Guidance Advice Leaflet No.1 (House Extensions), references 21m as the expected distance between facing first floor windows of neighbouring properties. In this instance, given the non-uniform arrangement of properties, there would no directly facing relationship between proposed windows and those of neighbouring properties. The most significant affect is considered to arise from the proposed window for bedroom 3, which outlooks towards the south east. It is considered that the eastern wing of Longwood would be visible from this vantage at an approximate angle of 45° and 20.65m in distance. Given that this distance is not unsubstantial, however, and that no directly facing relationship would arise, this relationship would not be considered to amount to unacceptable harm for the purposes of policy 33.
- 6.20 Other first floor windows, including the south facing window to bedroom 1 and the northern facing window for the associated en-suite are to be obscure glazed in nature, as indicated on the submitted plans. As such no relationship of overlooking could be established in these instances. A condition is recommended that the south facing window is obscure glazed and fixed shut to a height of 1.7m above the floor of the room in which it is installed. Once installed the obscured glazing and non-openable parts of this window shall be retained permanently thereafter. This will ensure that the privacy of the property to the south of the site is retained.
- 6.21 The gable facing towards Elm Cottage would not be considered to result in an unacceptable loss of privacy to the occupiers of Elm Cottage. It is acknowledged that the feature glazing and window leading to bedroom 5 would near directly face towards Elm Cottage, however, 32m is considered a noteworthy degree of separation that is well in excess of a typical facing relationship for a built-up area. Furthermore, seeing as the feature glazing leads to a void at first floor level, this window does not necessarily provide a vantage towards the north, with any associated loss of privacy likely being perceived as opposed to demonstrable.
- 6.22 New Providence features two windows orientated towards the application site, one of which is believed to not serve neighbouring living space. Given the degree of separation between the application property and New Providence of 25m, and the limited degree of mutual overlooking the proposal would not be considered to result in unacceptable harm to the amenities of the occupiers of New Providence, nor to detract from the reasonable residential enjoyment of neighbouring land.

### **Highways**

- 6.23 Policy 40 of the HDPF states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district.

- 6.24 Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.
- 6.25 The West Sussex County Council Parking Demand Calculator would reach a calculated parking demand of 3 parking spaces for a dwelling of the level of accommodation proposed. The proposal would provide a total of four parking spaces, with vehicles parked in tandem, as such the proposal would satisfy its anticipated parking demand. Furthermore the proposed garage is of sufficient dimensions to enable the parking of a vehicle and the additional parking of cycles as required.
- 6.26 It is acknowledged that the layout of the driveway would likely necessitate vehicles to manoeuvre in reverse gear in the adjacent cul-de-sac when exiting/entering the application site. Given the quiet nature of this road, and the likely slow speed of vehicles, there would be no indication that such an arrangement would give rise to a highway safety concern. It is further noted that a similar arrangement exists for New Providence opposite the application site.

### Conclusions

- 6.27 The principle of residential extension within a defined built-up area is acceptable, being deemed compliant with the spatial strategy of the local development plan, as set out under policies 3 and 4. The proposed extension is considered to be of an acceptable scale, form, scale, massing and appearance appropriate to the character of its wider surroundings. The proposal would not be considered to result in any unacceptable impact on the amenities of neighbouring occupiers. Sufficient off-street parking would be provided to satisfy the calculated parking demand for the application property, with no wider impact on highway operation anticipated. The proposal is, therefore, considered compliant policies 1, 3, 4, 32, 33, 40 and 41 of the Horsham District Planning Framework (2015) and is recommended for approval, subject to the conditions listed below.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> 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	321.13	171.08	150.05
		<b>Total Gain</b>	<b>150.05</b>
		<b>Total Demolition</b>	<b>0</b>

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 **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 or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the proposal has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies

- 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 extension has been submitted to and approved by the Local Planning Authority in writing. 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-Occupation Condition:** The extension hereby permitted shall not be occupied until the south facing window to bedroom 1 at first floor level (as detailed on the submitted elevation plans 2.02 F, submitted 27.11.18) has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of this windows shall be retained permanently thereafter.

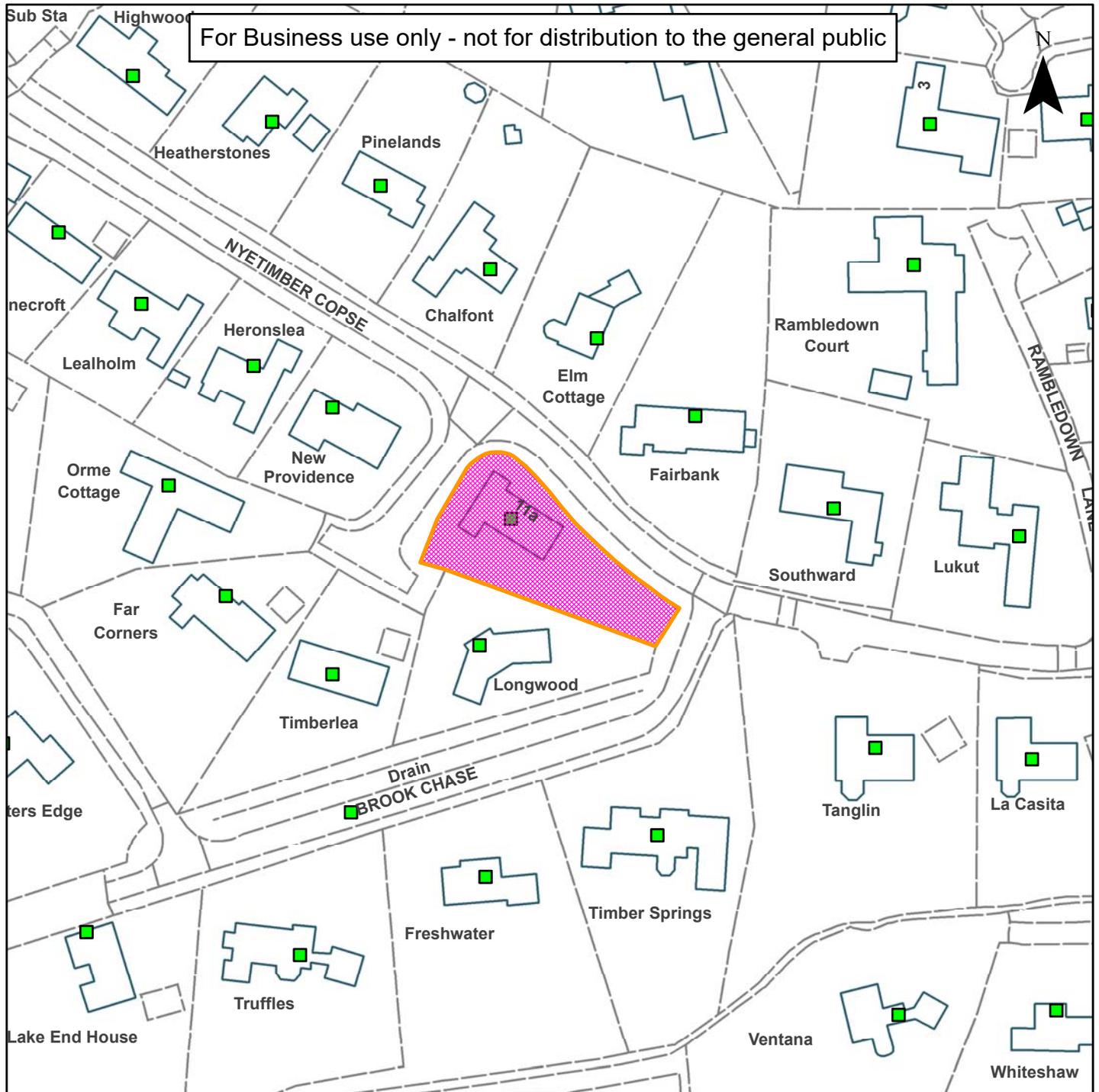
Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Documents: DC/18/2161

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Organisation	Horsham District Council
Department	
Comments	
Date	04/01/2019
MSA Number	100023865

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**AGENDA ITEM 7 - DC/18/2161**

**The Chantarelle, 11A Nyetimber Copse, West Chiltington,  
Pulborough, West Sussex, RH20 2NE**

Background:

The applicant has submitted amended plans for the proposed development since the publication of the Committee report. The amended plans relate to the arrangement of window within the front (northern) elevation of the dwelling, replacing the previously proposed glazing with more traditionally proportioned openings to reflect those elsewhere within the same elevation. The amendment does not alter the scale, siting or form of the proposed extensions and it is only the revised window arrangement which raises further considerations.

Character and appearance:

The replacement of floor-ceiling feature glazing (as referred to in paragraph 6.8 of the Committee report) with traditionally proportioned windows at ground and first floor levels would reflect elements elsewhere within the proposed building, with the revised design appearing more in keeping and coherent with the wider street scene.

The addition of two east facing rooflights would not be considered to influence the overall aesthetic quality of the proposal. Whilst acknowledged that these features would likely be appreciable within eastern approaches on Nyetimber Copse, these would be seen behind the main eastern projection and are not considered to be of a size or number that would compromise the overall design quality of the proposal. The visual impact of the amendments would therefore accord with policies 32 and 33 of the HDPF.

Impact on neighbouring amenity:

The proposed amendments would not result in any greater impact on neighbouring amenity beyond that considered in paragraphs 6.15 to 6.22 of the Committee report. The amended design would not alter the number of north-facing windows and the resulting relationship with adjoining properties would be acceptable in a residential location such as this. It is further acknowledged that some benefit to occupiers north of the site could be derived from a lessened perception of overlooking, as derived from a reduction in glazed surfaces. The neighbouring amenity impacts would therefore be regarded as acceptable for the purposes of policy 33 of the HDPF.

Conclusion:

As set out in the Committee report, the proposed extension, taking into account the amended plans, is considered to be of an acceptable scale, form, scale, massing and appearance appropriate to the character of its wider surroundings. The proposal would not be considered to result in any unacceptable impact on the amenities of neighbouring occupiers. Sufficient off-street

parking would be provided to satisfy the calculated parking demand for the application property, with no wider impact on highway operation anticipated. The proposal is, therefore, considered compliant policies 1, 3, 4, 32, 33, 40 and 41 of the Horsham District Planning Framework (2015) and is recommended for approval, subject to the conditions set out in the Committee report.

End

Report to **Planning Committee South**  
Date **15 January 2019**  
By **Director of Planning**  
Local Authority **Horsham District Council**  
Application Number **SDNP/18/04290/HOUS**  
Applicant **Mr Mike Knevitt**  
Application **Demolition of existing single storey garage and erection of a two storey side extension.**  
Address **Downsview, The Holt, Washington, RH20 4AW**

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**Recommendation:** That the application be approved for the reasons set out under section 8, and subject to the conditions recommended under section 10 of this report.

**IMPORTANT NOTE:** This application is liable for Community Infrastructure Levy.

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## **I Site Description**

The application site comprises of a detached two storey dwelling, of late 1990s construction, and associated amenity land. The property has evidentially been designed to reflect the vernacular and appearance of adjacent properties, incorporating a traditional half-hipped main roof form and vertical tile hung external surfaces at first floor level. Red facing brickwork is utilised throughout the property, along with plain clay roof tiles and green uPVC windows/doors; which are suspected to be recent alterations. An original front projection, featuring a catslide roof and two first floor dormers, acts to somewhat distinguish the application property from the more linear composition of adjacent terraced and semi-detached dwellings. The application property benefits from a detached single garage, situated to the side of the existing dwelling and a recent single storey rear extension. The main form of the building and garage are noted to be of an identical original design to 'Holt House' located at the southern end of The Holt.

Dwellings located west of The Holt, although of slightly differing forms, comprise of a mainly consistent palette of materials to the application property. Dwellings situated east of The Holt are of a substantially different appearance and character. Both neighbouring dwellings to the south and north feature two storey side extensions.

The application site is located within the defined built-up area of Washington, within the South Downs National Park and outside of the Washington Conservation Area.

## **2 Proposal**

Planning permission is sought for the demolition of an existing detached single garage, and the erection of a two storey side extension that would project 3.75m beyond the original side elevation of the application property and measure 7.6m in depth. The proposed extension would incorporate a single storey element to the rear, that would project 1.15m beyond the original rear elevation of the application property and adjoin to an existing rear extension. The proposal

would utilise materials designed to match those present within the existing building in terms of type, colour and texture.

In response to early objections regarding the scale and massing of the proposed extension, amended plans were received 09.11.2018. The above measurements are taken from the amended proposal, and constitute an approximate 1.5m reduction in width from the proposal as originally submitted.

#### 4 Relevant Planning History

SDNP/16/05084/NMA	Non-material amendment to previously approved application SDNP/16/03619/HOUS.	Application permitted on 08.11.2016
SDNP/16/03619/HOUS	Addition of 3.5 metre single storey rear extension	Application permitted on 08.09.2016

#### 5 Consultations

##### **Horsham District Council – Design and Conservation: No objection**

The Council's Conservation Officer responded to raise no objection to the proposal. The Officer considered that the application would have no perceptible impact on the setting of the Conservation Area.

##### **West Sussex County Council – Highways: No objection in principle**

The Local Highways Authority (LHA) considered that the proposal would not have a severe impact on the operation of the highway network, therefore rose no objection. The LHA Officer noted the internal dimensions of the proposed garage would not satisfy those set out in the Manual for Streets (MfS), and therefore would not contribute to parking provision. The LHA considered that further details relating to parking provision would be necessary, and invited the Local Planning Authority to consider parking provision from an amenity perspective. A condition was recommended, requesting further details of proposed car parking arrangements prior to the commencement of development.

No subsequent response from the LHA was received in respect of amended plans provided 09.11.2018. The proposed integral garage, as featured on the amended plans, would satisfy the 3x6m dimensions for a single garage as set out under the MfS.

##### **Parish Council Consultee: Objection**

Washington Parish Council responded to raise an objection to the proposal on the basis of an overdevelopment of the application property, loss of light to neighbouring occupiers and an adverse relationship with the character of neighbouring properties.

No additional response from the Parish Council was received in relation to amended plans received 09.11.2018.

#### 5 Representations

13 letters of public representation were received in connection with the proposal; of which 12 object to the proposal and a single letter provides comments in support.

The main material grounds for objection can be summarised as follows:

- Inaccuracies in the submitted information in respect of parking provision, the siting of the application site in relation to the National Park and siting in relation to nearby heritage assets.
- Inadequate parking provision
- Likely overly domineering appearance within the street scene
- Scale and massing of the proposed extension
- Overbearing impressions to neighbouring occupiers

- Loss of privacy to neighbouring occupiers
- Loss of light to neighbouring occupiers
- Overdevelopment
- Harm to landscape character
- Proposed extension is not in keeping with the local character
- Contrary to local planning policy
- Erosion of rural character
- Loss of openness

It is noted that several comments were additionally received in respect of a potential loss of private views towards Chanctonbury Ring and the scarp slope of the South Downs to the east. Whilst acknowledging the receipt of such comments, any affect on private views do not constitute a material consideration in the determination of this planning application.

All objections were received prior the submission of amended plans on 09.11.2018, with no additional responses provided in respect of the revised proposal.

The main material grounds for support can be summarised as follows:

- Proposal is in keeping with existing property
- Amended proposal is of a far more acceptable scale

## **6 Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Horsham District Local Development Framework, and the following additional plan(s):

- Horsham District Local Development Framework: The Core Strategy (2007)
- Horsham District Local Development Framework: General Development Control Policies (2007)

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

## **7 Planning Policy**

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 – Achieving well-designed places
- NPPF15 – Conserving and enhancing the natural environment
- NPPF16 – Conserving and enhancing the historic environment

The following policies of the Horsham District Local Development Framework: The Core Strategy and General Development Control Policies (2007) are relevant to this application:

- HOCPI (HO) Landscape and Townscape Character
- HOCP3 (HO) Improving the Quality of New Development
- HODCI (HO) Countryside Protection and Enhancement
- HODC2 (HO) Landscape Character
- HODC4 (HO) AONBs
- HODC9 (HO) Development Principles
- HODC40 (HO) Transport & Access

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- Outcome 1 – The landscape character of the National Park, its special qualities and local distinctiveness have been conserved and enhanced
- Policy 1 – Conserve and enhance the natural beauty and special qualities of the landscape and its setting
- Policy 50 – Housing and other development in the National Park should be closely matched to the social and economic needs of local people, and should be of high design and energy efficiency standards

#### The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the saved policies within the Submission South Downs Local Plan (2018) are currently afforded considerable weight, depending on the level of objection received on individual policies.

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD5: Design
- SD6: Safeguarding Views
- SD12: Historic Environment
- SD22: Parking Provision
- SD31: Extensions to existing dwellings, and provision of annexes and outbuildings

## National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

## The Draft Storrington, Sullington and Washington Neighbourhood Plan

The Storrington, Sullington and Washington Neighbourhood Plan 2018-2031 Submission Plan has undergone examination with the Examiner's Report publicised under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Subject to the Submission Plan being amended in line with the recommended modifications, the plan is recommended to be brought forward to referendum. The neighbourhood plan is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication.

- Policy I: A Spatial Plan for the Parishes
- Policy 8: Countryside Protection
- Policy I4: Design

## **8 Planning Assessment**

### Principle of Development:

The spatial strategy of the Horsham District Local Development Framework (Core Strategy and General Development Control Policies 2007), as defined under policies CPI, DC1 and DC2 is to concentrate development within the defined built-up areas of the District.

Policy SD1 of the Submission South Downs Local Plan (2018) provides a presumption in favour of sustainable development. The Local Planning Authority will consider the cumulative impacts of development, and refuse permission where development adversely influences the landscape, natural beauty, biodiversity and cultural heritage of the National Park. Exceptions are identified, however, where development results in demonstrable benefit that significantly outweighs relevant harm, and there is substantial compliance with other policies of the emerging local plan.

Policy I of the Submission Storrington, Sullington and Washington Neighbourhood Plan (2017) *inter alia* provides that development within defined built-up areas will be supported where this complies with the other provisions of the neighbourhood plan and local plan.

It is considered that the existing policy basis would provide no restriction on the principle of residential extension within a defined built-area, subject to other material considerations relating to design, scale and appearance, landscape character, relationship with neighbouring occupiers and parking provision.

### Scale, Design and Appearance:

Policy DC9 of the Horsham District General Development Control Policies (2007) requires development to, amongst other criteria:

- c.) ensure the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relate sympathetically with the built surroundings, open spaces

and routes within and adjoining the site, including any impact on the skyline and important views;

- d.) are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments.

Policy SD5 of the Submission South Downs Local Plan (2018)<sup>1</sup>, stipulates that development will only be permitted that respects the local landscape character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area.

Policy SD31 of the Submission South Downs Local Plan (2018) states that householder extensions, and the provision of annexes and outbuildings will be permitted where:

- a.) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances;
- b.) The proposal respects the established character of the local area; and
- c.) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of a loss of light and/or privacy

Policy 14 of the Submission Storrington, Sullington and Washington Neighbourhood Plan (2017) provides that the scale, density, massing, height, landscape design, layout and materials of all development will be required to reflect the architectural and historic character and scale of surroundings buildings and the wider landscape.

It is considered that the proposed extension would be of an appropriate scale, massing and design relative to the existing dwelling and its wider surroundings. The proposal would be of a lesser height and width than the existing dwelling and is noted to incorporate elevations inset from the front and rear elevations of the existing property that act to reinforce a subservient relationship. The proposed use of materials designed to match those found on the existing dwelling, in terms of colour, type and texture, in addition to a half hipped roof and decorative gable above the first floor front window is deemed sufficient to ensure a design that would appear consistent with the form and appearance of the host dwelling. As the design of the existing building closely reflects the character of adjacent dwellings, it is additionally envisaged that the proposal would satisfactorily accord with the built character of its wider surroundings.

It is acknowledged that the introduction of a two storey extension would both increase the visual massing of the application property, and result in a reduction in the separation between Downsview and No.3 New Cottages. Given that the extension would sit within the existing building line along The Holt, and would be 12m removed from the public highway, it is not considered that the proposal would appear overwhelming within the public realm. It is accepted that any reduction in the sense of openness between Downsview and No.3 is greatly exacerbated by the presence of a pre-existing neighbouring extension of a similar description to that proposed. A 2.85m separation would be maintained from the side elevation of the proposed extension to the common boundary, with an additional 90cm separation maintained across the neighbouring side of the common boundary to the respective neighbouring extension. It is considered that a separation of 3.75m, whilst less than other generous separations on The Holt, is not insignificant, and would be sufficient to prevent any possible 'terracing' effect arising from adjacent side extensions. As such the proposal would not be deemed harmful to the character of the local development pattern.

The proposed extension would provide an internal floorspace of 56m<sup>2</sup>, presenting an increase of 38% beyond the original internal floorspace of the dwelling and garage combined. As such, it is recognised that there is some conflict with policy SD31 in this respect, however, as the South Downs Local Plan has yet to be adopted full weight cannot be yet assigned to this policy requirement. The Inspector held in appeal APP/Y9507/D/18/3204224 (for an extension in excess of 30%) that in the context of unresolved objections, limited weight could be assigned to floorspace requirements. It is furthermore noted that the dimensions for the proposed extension facilitate sufficient space for an integral garage compliant with the Manual for Streets, as such, positively contribute to any separate assessment against policies DC40 and SD22. On balance, therefore, given the questionable weight that policy SD31 can be assigned in relation to floorspace, and the

understanding that the proposal satisfies other design criteria, a refusal of planning permission is deemed unreasonable on this sole basis.

#### Landscape Character:

The settlement of Washington is identified to fall within the 'scarp footslope' of the South Downs, within figure 5.2 of the Submission South Downs Local Plan (2018). Several public representations refer to the contribution that the separation between Downsvie and No.3 makes to views of Chanctonbury Ring and the scarp slope of the South Downs to the east. Policies DC9 and DC4 of the Horsham District General Development Control Policies (2007) in addition to policies SD4 and SD5 of the Submission South Downs Local Plan (2018) would seek to preserve the landscape character, as principally derived from an appreciation of the landscape within the public realm. In this respect it is considered that the proposal would have a limited impact on the local landscape character.

It is noted that there is no public vantage to the immediate rear of the application site, with prospective public views of the eastern scarp slope limited to certain perspectives on Chanctonbury Close approximately 43m west of the application site. As such, whilst recognising that some public vantage may exist, this view makes a very modest contribution to any public understanding of Washington's relationship to, and setting within, the wider landscape. Given the status as Chanctonbury Close as a quiet cul-de-sac, and in the context of surrounding built development, it is considered that the proposal would not present any reasonably established reduction in the public enjoyment of the landscape. As such the proposal would be deemed to comply with the criteria of policies DC4, DC9 and SD4 and SD5.

#### Neighbouring Amenity:

Policy DC9 of the Horsham District General Development Control Policies (2007) *inter alia* provides that development must not result in unacceptable harm to the amenities of occupiers/users of nearby property and land.

Policy SD31 of the South Downs Local Plan (2018) *inter alia* stipulates that development must be designed so as to avoid overbearing impressions or other detrimental impacts to the amenities of nearby occupiers in terms of loss of light and or privacy.

The proposed extension would be sited 3.75m from the adjacent No.3 New Cottages, and approximately 23m east of 'Chalklands' found to the rear of the application site. By virtue of being sited north of No.3, on a lower elevation, and No.3 featuring no windows orientated towards the application site it is considered that the proposal would not result in any material loss of natural light in neighbouring garden or living spaces. Whilst the proposal would present an increase in mass closer to the common boundary, the two storey element would not extend beyond the rear elevation of the neighbouring property. Consequently, no overbearing relationship would be envisaged in this instance.

It is noted that the proposal incorporates a first floor side window orientated towards No.3. Although this is considered somewhat unusual for a two storey extension, this is also reflective of the positioning of an existing first floor window, and as such, would not constitute a significant change in relationship between neighbouring occupiers. It is also noted that, by being positioned closer to the facing wall of the neighbouring extension, that prospective views of the rear garden of No.3 would be made at a more oblique angle, therefore potentially affording greater privacy to these neighbouring occupiers. In this context, and given that there are no neighbouring windows orientated towards the application site, no unacceptable loss of privacy is identified. A refusal of planning permission in this respect, therefore, would be considered unwarranted.

The 23m separation maintained between the proposed extension and Chalklands would be deemed sufficient to prevent any unacceptable loss of light or potential overbearing impression. It is noted that such a degree of separation is in excess of the stated 21m separation as stated in the Council's Design Guidance Advice Leaflet No. 1. The first floor rear window of the proposed extension is recognised to overlook the side/rear garden and living spaces of Chalklands, however, as leading to an en-suite bathroom would likely be obscure glazed in nature. In any case, to ensure no

detriment to the occupiers of Chalklands in terms of privacy a condition has been recommended to this effect.

#### Parking Provision:

Policy DC40 *inter alia* provides that development will be permitted if it is appropriate in scale to transport infrastructure and makes adequate provision for all users, including for car and other vehicle parking.

Policy 19 of the Submission Storrington, Sullington and Washington Neighbourhood Plan (2017) states that proposals for housing development must provide at least the minimum required in the County Council's Car Parking Demand Calculator for residential units. For dwellings larger than four bedrooms a proportionate number of parking spaces should be provided.

The proposed extension would accommodate an integral garage of sufficient dimensions to comply with the 3x6m dimensions for an internal parking space as set out in the Manual for Streets. This would replace an existing single garage of lesser dimensions, and occupy a hardstand area covered by a timber car-port that is currently utilised for parking purposes. The existing property benefits from sufficient space to be capable of parking four vehicles in tandem, inclusive of the existing garage. Insufficient space would be provided to the side of the proposed extension to the common boundary with No.3 to provide an additional parking space, it is therefore acknowledged that the proposal would result in the loss of a single parking space.

The West Sussex County Council Parking Demand Calculator reaches a calculated demand of three parking spaces for a dwelling of the accommodation proposed. It is considered that sufficient space would be retained on the dwellings existing driveway to facilitate the parking of two vehicles, with a third capable of being parked in tandem within the proposed integral garage. Overall, therefore, sufficient off-street parking would be provided within the application site to satisfy the calculated parking demand of the application property.

By virtue of the scale and nature of the proposal, no wider impact on the operation of the publicly maintained highway network is envisaged in this instance. The proposal, therefore, would be deemed compliant with policies DC40 of the local development plan and policy 19 of the neighbourhood plan.

## **9 Conclusion**

The principle of residential extension within a defined built-up area is acceptable, being deemed compliant with the spatial strategy of the local development plan, as set out under policies CPI, DC1 and DC2. The proposed extension is considered to be of an acceptable scale, form, design and appearance that would be appropriate to the host dwelling and the character of its wider built surroundings. The proposal would not be considered to result in any adverse impact on the local landscape character, or the amenities of neighbouring occupiers.

Sufficient off-street parking would be provided to satisfy the calculated parking demand for the application property, with no wider impact on highway operation anticipated. The proposal is, therefore, considered compliant with the relevant policies of the current local development plan, emerging local development plan and emerging neighbourhood plan and is recommended for approval, subject to the conditions listed below.

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons set out above and subject to the conditions set out below.

## 1. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

**Reason:** For the avoidance of doubt and in the interests of proper planning.

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

**Reason:** In the interest of visual amenity and in accordance with Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

4. The extension hereby permitted shall not be occupied until the first floor rear window in the west elevation (as shown on plan DV20183/c) has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

**Reason:** To protect the privacy of adjacent occupiers in accordance with Policy DC9 of the Horsham District General Development Control Policies (2007)

## 11. **Crime and Disorder Implications**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

## 12. **Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## 13. **Equality Act 2010**

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

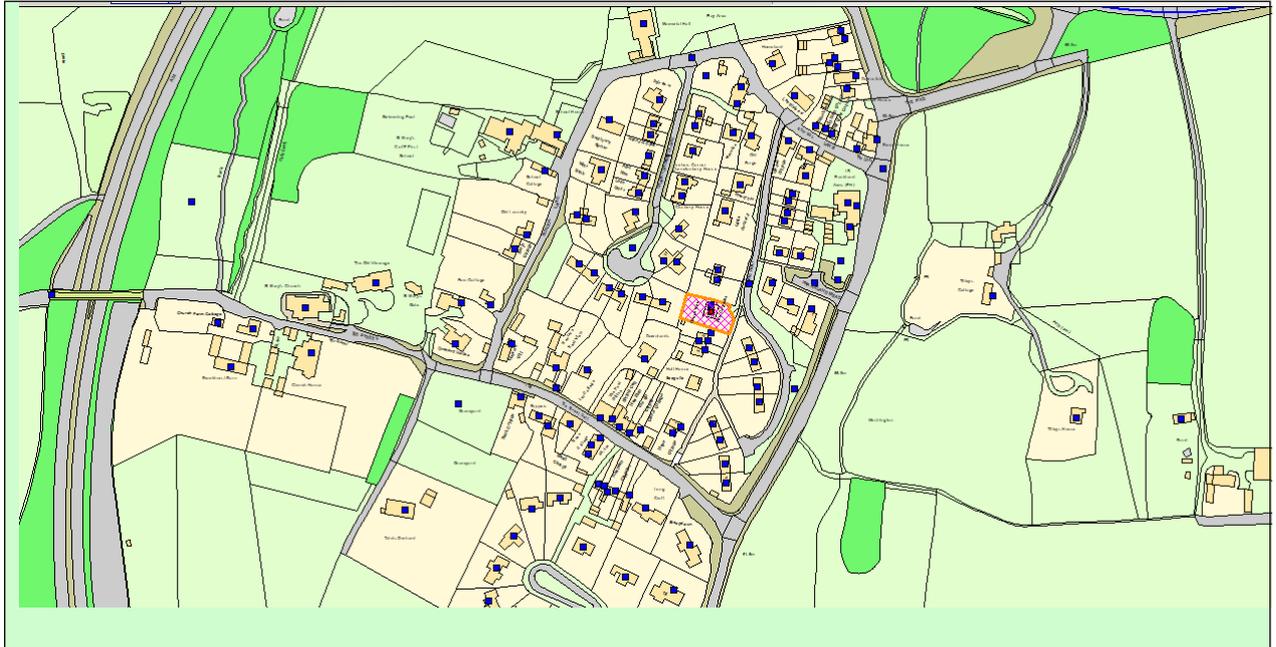
## 14. **Proactive Working**

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Contact Officer:	Giles Holbrook
Tel:	01403 215436
email:	Giles.Holbrook@horsham.gov.uk
Appendices	Appendix 1 - Site Location Map Appendix 2 – Plans Referred to in Consideration of this Application
SDNPA Consultees	N/A
Background Documents	SDNP/18/04292/HOUS

## Appendix I

### Site Location Map



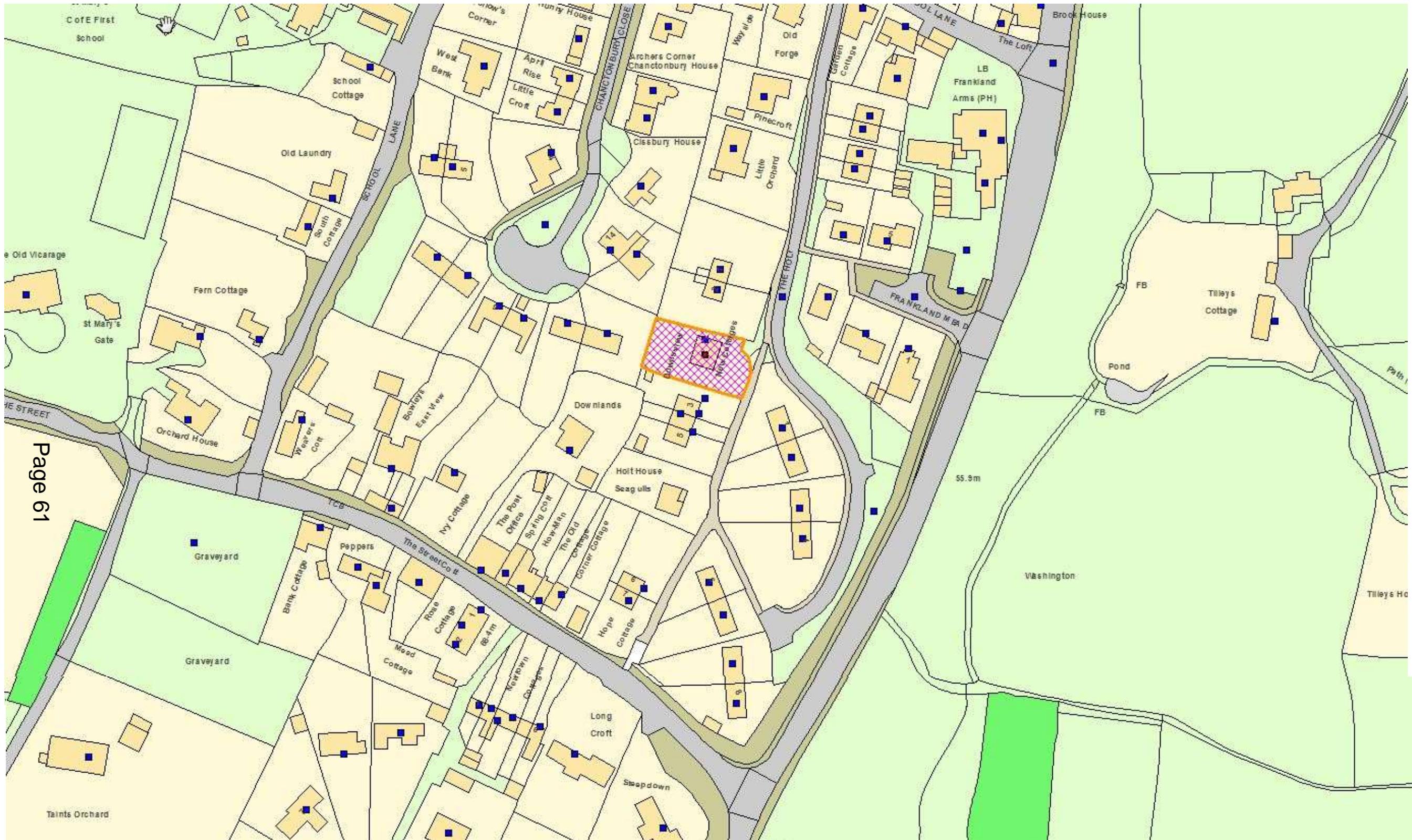
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2016) (Not to scale).

## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
OS Extract - Location	NONE		10.08.2018	Approved
Plans - Block	NONE		10.08.2018	Approved
Plans - Existing and proposed west elevation	20183	/2	09.11.2018	Approved
Plans - Existing and proposed ground floor	21801	/2	09.11.2018	Approved
Plans - Existing and proposed southern elevation	21802	/2	09.11.2018	Approved
Plans - Existing and proposed first floor	10002		09.11.2018	Approved
Plans - Existing and proposed northern elevation	20185	/2	09.11.2018	Approved
Plans - Existing and proposed east elevation	2084	/2	09.11.2018	Approved
Reports - Design and Access Statement	NONE		10.08.2018	Approved
Reports - Parking Statement	NONE		10.08.2018	Approved
Plans - Location including access	NONE		14.08.2018	Approved

**Reasons:** For the avoidance of doubt and in the interests of proper planning.



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**Horsham  
District  
Council**

## **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 8<sup>th</sup> January 2019

**DEVELOPMENT:** Demolition of existing rear conservatory and erection of a two storey side and single storey rear extension.

**SITE:** 4 Dragons Lane Dragons Green Horsham West Sussex RH13 8GD

**WARD:** Billingshurst and Shipley

**APPLICATION:** DC/18/2371

**APPLICANT:** **Name:** Mrs Rowbottom **Address:** 4 Dragons Lane Dragons Green Shipley Horsham RH13 8GD

**REASON FOR INCLUSION ON THE AGENDA:** The applicant is a Councillor

**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 is seeking planning permission for the demolition of an existing rear conservatory and the erection of a two-storey side extension and single storey rear extension.
- 1.2 The proposed two-storey element would be located on the northern side of the main dwellinghouse and would project out from the side by approximately 4.5metres. Extending the existing ridge the proposal would also be flush with both the front and rear walls of the main house, but would retain the hipped roof form of the existing dwelling. A new chimney stack is proposed to the northern side elevation.
- 1.3 The currently unadorned front door will be enclosed by a gable pitch roof porch which is proposed to project out from the front wall of the house by 1.5metres by 2.7metres wide with a maximum ridge height of 4.0metres.
- 1.4 To the rear it is proposed to erect a single storey extension that would project out approximately 3.5metres from the rear elevation and would extend across the full width of the existing dwelling, the proposed extension will be covered by hipped roof with a flat area on top to take into account the position of the existing first floor windows.
- 1.5 The application property is one of two pairs of semi-detached properties on this side of the road that have with similar design characteristics, and it is noted that No2 of the neighbouring

pair has been similarly extended (DC/12/2148 refers) albeit that No2 was for a two-storey side extension, porch and detached garage.

## DESCRIPTION OF THE SITE

- 1.6 The application site comprises a two-storey semi-detached dwellinghouse within a large elongated plot on the east side of Dragons Lane. The site sits outside any defined built up area boundary and is therefore located within the countryside. The application house is composed of a stock brick facing to all elevations with tile hanging at first floor level, UPVC fenestrations and plain clay tiled roof. The area is characterised by a varied mix of properties and plot sizes surrounded by open fields.

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

#### 2.4 RELEVANT NEIGHBOURHOOD PLAN

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

#### 2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

There is no recent or relevant history for 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](http://www.horsham.gov.uk)

### INTERNAL CONSULTATIONS

- 3.2 None

### OUTSIDE AGENCIES

- 3.3 None

### PUBLIC CONSULTATIONS

- 3.4 **Shipleigh Parish Council:** Support

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

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

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

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

## **6. PLANNING ASSESSMENTS**

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

- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties

### **Principle**

- 6.2 Policy 28 of the HPDF states that; outside the defined built up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling and in addition, be in keeping with the scale and character of the existing dwelling, (the cumulative impact of existing extensions will be taken into account). The application site is outside the built up area boundary, where the principle of development would be supported by this policy, subject to detailed considerations as set out below.

### **Design and Appearance**

- 6.3 The proposal would reflect the form, scale and detailing of the existing building, including tile hanging to the upper floor, upvc windows and a hipped roof, and as such would appear a coherent and sympathetic addition. Although the extension would not be set down from the main ridge or set back from the front wall of the house as per the Council's Householder Design Guidance, in this instance this is considered acceptable given the presence of a similarly extended house of near identical design at No.2 Dragons Lane. A suitable separation would be retained to the side boundary and to No.5 Dragons Lane beyond such that the extension would not appear cramped in the plot, would retain the sense of separation between dwellings in the street, and would not otherwise harm the appearance of the wider area. Suitable access to the rear would also be maintained at the side.
- 6.4 The proposed single storey rear extension is considered to be a modest addition to the rear and would be appropriately situated within the large curtilage of the application site. This extension would also appear as a subservient addition and would be in keeping with the host property.
- 6.5 The proposed porch addition to the front of the property is also considered to be a modest addition and would be more in keeping with the design and appearance of the existing dwellinghouse when compared to the existing linear design building. This addition is considered to be acceptable.
- 6.6 The proposed external materials to be used for the extensions would match those currently present on site, resulting in a coherent appearance to the extended dwellinghouse. Accordingly the proposal is considered acceptable in accordance with Policy 28 of the HDPF.

### **Impact on Amenity**

- 6.7 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. No.5 Dragons Lane to the north has a number of ground and first floor windows facing the site however, given the retained separation of approximately 15m to the proposed extension, it is not considered that these windows, or the side garden adjacent, would be harmed by way of loss of light, outlook or privacy. To the south, the attached property at no.3 Dragons Lane has a rear extension of similar depth to that proposed rear extension such that no appreciable harm to light, outlook or privacy would occur. Consequently the proposed extensions would not harm neighbouring amenity, in accordance with Policy 33.

### **Conclusion**

- 6.8 Overall, the proposed extensions and alterations are considered appropriately designed and scaled in relation to the main dwellinghouse and are sited appropriately within the curtilage of the site. Although visible from a public vantage point, taking into account the size of the site, it is considered that the proposed extensions would be seen as appropriately scaled and designed additions that would not have a detrimental effect on the appearance of the dwellinghouse or the wider area. The proposals are also considered to be acceptable on amenity grounds and as such, the application is considered to be in accordance in accordance with Policies 28, 32 and 33 of the Horsham District Planning Framework.

## **7. RECOMMENDATIONS**

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

1 Plans list

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

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

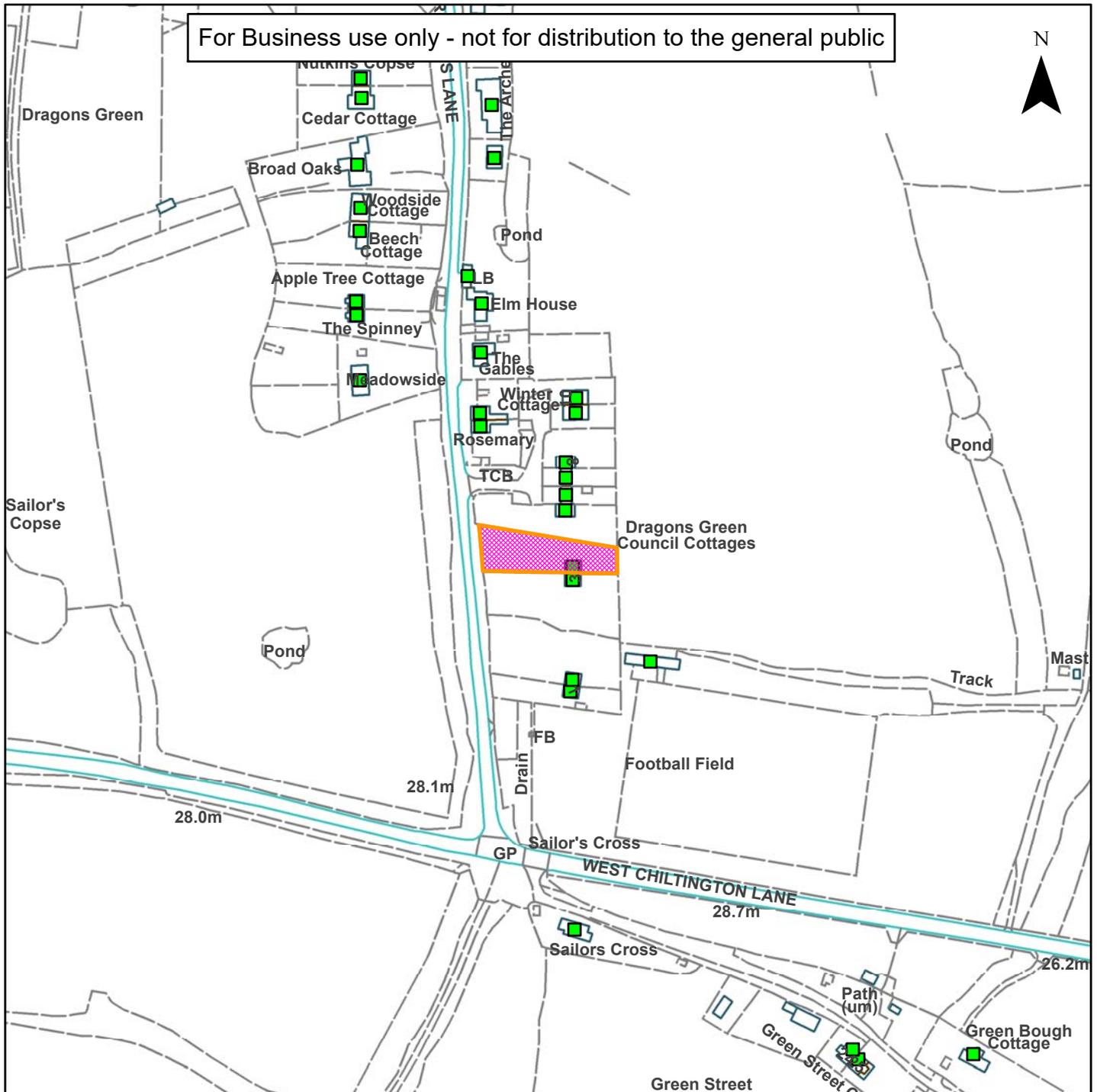
- 3 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policies 28, 32 and 33 of the Horsham District Planning Framework (2015).

Background Papers:  
DC/18/2371



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Scale: 1:2,500

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Organisation	Horsham District Council
Department	
Comments	
Date	04/01/2019
MSA Number	100023865

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