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Development Management (South) Committee

Tuesday, 18th October, 2016 at 2.30 pm

Main Conference Room, Parkside, Chart Way, Horsham

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

You are summoned to the meeting to transact the following business

Agenda

	Page No.
1. Apologies for absence	
2. Minutes	3 - 16
To approve as correct the minutes of the meeting held on 20 th September 2016	
3. Declarations of Members' Interests	
To receive any declarations of interest from Members of the Committee	
4. Announcements	
To receive any announcements from the Chairman of the Committee or the Chief Executive	
To consider the following reports of the Development Manager and to take such action thereon as may be necessary:	
5. Appeals	17 - 20
Applications for determination by Committee:	

- | | | |
|-----|--|----------|
| 6. | DC/16/0731 - Land North East of Glebelands, Pulborough
(Ward: Pulborough & Coldwaltham) Applicant: Mr David Morris | 21 - 40 |
| 7. | DC/16/0543 - Homelands Nursing Home, Horsham Road, Cowfold
(Ward: Cowfold, Shermanbury & West Grinstead)
Applicant: Medicrest Limited | 41 - 54 |
| 8. | DC/16/1252 - Little Thatch, Veras Walk, Storrington (Ward: Chantry)
Applicant: Mr Watts-Williams | 55 - 72 |
| 9. | DC/16/1564 - Land West of Nutbourne Lane, Nutbourne Lane, Nutbourne
(Ward: Pulborough & Coldwaltham) Applicant: Mrs Ticehurst | 73 - 80 |
| 10. | DC/16/1147 - Banavie, Lordings Lane, West Chiltington
(Ward: Chanctonbury) Applicant: Mr Michael Mason | 81 - 88 |
| 11. | DC/16/1803 - Shaw Cottage, Blackstone Lane, Blackstone, Henfield
(Ward: Bramber, Upper Beeding & Woodmancote) Applicant: Mr Keith
Toogood | 89 - 96 |
| 12. | DC/16/1804 - Shaw Cottage, Blackstone Lane, Blackstone, Henfield
(Ward: Bramber, Upper Beeding & Woodmancote) Applicant: Mr Keith
Toogood | 97 - 102 |
| 13. | Urgent Business | |

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

Development Management (South) Committee
20 SEPTEMBER 2016

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

Apologies: Councillors: Roger Clarke, Gordon Lindsay and Michael Willett

DMS/37 **MINUTES**

The minutes of the meeting of the Committee held on 16th August were approved as a correct record and signed by the Chairman.

DMS/38 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Mike Morgan declared a personal interest in item DC/16/1356 because he knew two residents who objected to the application.

DMS/39 **ANNOUNCEMENTS**

There were no announcements.

DMS/40 **APPEALS**

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

DMS/41 **DC/16/1489 - LAND AT STORRINGTON ROAD, STORRINGTON ROAD, THAKEHAM (WARD: CHANCTONBURY)**
APPLICANT: GLADMAN DEVELOPMENTS

The Development Manager reported that this application sought outline permission for up to 60 dwellings (including up to 35% affordable housing), with vehicular access from Storrington Road. Matters for consideration under this outline application were the principle of the development and the main access, with other matters including public open spaces, children's play area, surface water attenuation and landscaping for future determination.

The proposal was a resubmission of outline application DC/15/2374 for up to 107 dwellings, which had been refused in January 2016 (Minute No. DCS/90 (19.01.16) refers).

The indicative layout included detached two storey dwellings with parking spaces and garages. Three residential areas were proposed. Two of these were north and west of Snapes Cottage, set back from the boundaries of the site by open green areas. The third area was adjacent to Storrington Road. The new access road would link the three residential parcels. Most of the trees around the borders of the site would be retained.

The application site was located north of the built-up area of Storrington, to the west of Storrington Road. It comprised four fields, the smallest of which was adjacent to the road and surrounded by trees and hedgerow. This field was directly north of a dwelling known as Venters, and south of a paddock. This paddock separated the majority of the site from Storrington Road. The other fields within the site were also surrounded by trees and hedgerow.

The site was separated from the built-up area of Storrington by an area of land adjacent to Rother Close and Jubilee Way which had been granted planning permission at appeal for 75 dwellings. Development had commenced on this site. There were detached buildings to the south, and Snapes Cottage, a Grade II listed building, to the south-east.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. Since publication of the report the South Downs National Park Authority had advised that they did not consider the application would have a detrimental impact on the setting of the SDNP given the existing development and the distance of the site from the park boundary.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

Thakeham Parish Council and Storrington & Sullington Parish Council had both objected to the application. Objections had been received from the Campaign to Protect Rural England, Sussex and Thakeham Village Action. Seventy-seven letters of objection had also been received. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the grade II listed Snapes Cottage; landscape character and the visual amenity of the locality; the amenity of existing and future occupiers; highways, access and parking; trees, nature conservation and ecology; and air quality.

Members discussed the impact that the proposal would have on the surrounding area, in particular the rural gap between Storrington and Thakeham and concluded that the adverse impacts of granting permission would be significant and the proposal was unacceptable.

RESOLVED

That planning application DC/16/1489 be refused for the following reasons:

- 01 The proposed development is located in the open countryside, outside of any defined Built Up Area Boundary, on a site not allocated for development within the Horsham District Planning Framework, or an adopted Neighbourhood Development Plan. The Council is able to demonstrate a 5 year housing land supply and consequently this scheme would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location and consequently represents an inappropriate, unsustainable and unacceptable form of development that is contrary to the aims and objectives of the NPPF and Policies 1, 2, 3, 4, 15, 25 and 26 of the Horsham District Planning Framework (2015).
- 02 The provision of housing in this location, at the scale proposed, would diminish the rural and open character of this particular part of the landscape, creating a discordant and uncharacteristically urbanised environment harming the character of the local countryside. The development is, therefore, contrary to the NPPF and Policies 25 and 26 of the Horsham District Planning Framework (2015).
- 03 The open, green fieldscape of the application site provides the rural landscape in which the historic Grade II Listed Building at Snapes Cottage can be read and interpreted. The provision of up to 60 no. dwellings, within the landscape setting of the Listed Building, would result in less than substantial harm to the setting of the listed building. This would affect the significance of the heritage asset and the appreciation of its sense of rural isolation as a countryside residence. The development is therefore contrary to S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 34 of the Horsham District Planning Framework (2015).
- 04 The proposed development makes no provision for securing affordable housing units, or for contributions towards improvements to education provision; transport infrastructure; libraries; fire and rescue services; sport facilities; community facilities; and is, therefore, contrary to Policies 16 and 39 of the Horsham District Planning Framework (2015), as it has not been demonstrated how the infrastructure needs of the development would be met.

APPLICANT: OAKFORD HOMES LTD

The Development Manager reported that this application sought a variation of Condition 1 to permission DC/15/2547, which had allowed minor material amendments to DC/10/1314 for the redevelopment of the Abingworth Nursery site for 146 dwellings, including 20 key worker dwellings, and various community and sports facilities. There had been other minor material amendment applications to the original permission, as set out in the report.

The proposed variation related to the 20 key worker units and would amend the parking layout to increase the provision of parking spaces from one to two spaces per dwelling, and provide garden sheds for each unit.

The site was located outside the built-up area of Thakeham, east of Storrington Road and north-west of Abingworth Hall Hotel. There was agricultural land to the north, south and east. There were hedgerows and trees along the boundaries, although the southern and part of the northern boundary were more open. Construction works connected to the previous permissions had commenced.

Details of relevant government and council policies and planning history, as printed in the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council had raised no objection. No further letters of representation had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal included: the impact of the proposal on the layout and appearance of the site; residential amenity; highways and parking; landscaping and trees; and drainage.

Members considered the extent of the amendments and their impact on the overall scheme and concluded that the proposal was acceptable.

RESOLVED

- (i) That a legal agreement, in the form of a Deed of Variation, be entered into to amend the legal agreement attached to DC/15/2547.
- (ii) That on completion of (i) above, planning application DC/16/1393 be determined by the Development Manager. The view of the Committee was that the application should be granted.

APPLICANT: MR JOSEPH FOWLER

The Development Manager reported that this application sought a variation of condition 1 of previously approved planning permission DC/15/1382 for 45 dwellings (Minute No. DCS/69 (17.11.15) refers). The variation was a minor material amendment to the site access and would remove the previously permitted new surgery access, and introduce vehicular access to the surgery via the new development access road. The permitted development access would have been from Roman Way through the current surgery car park, with additional parking for the surgery to compensate for the loss of parking caused by the new site access.

The application site was located to the south of Roman Way and had been used as allotment gardens. There was a brook running close to the southern boundary of the site. The current access was from Little East Street.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council had raised no objection to the application and no letters of representation had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were the impact of the alternative access on highways and parking, and appearance.

The proposal would allow existing vegetation to be retained. Members concluded that the proposal would have limited impact on the permitted scheme and was therefore acceptable.

It was noted that whilst a new permission would be required, the legal agreement attached to DC/15/1382 securing affordable housing and infrastructure contributions remained enforceable.

RESOLVED

That planning application DC/16/1528 be granted subject to the conditions and reasons as reported.

DMS/44 **DC/16/1082 - LAND AT COOMBELANDS LANE, PULBOROUGH (WARD: PULBOROUGH & COLDWALTHAM) APPLICANT: DR SIMON BURTON**

The Development Manager reported that this application sought outline permission for the construction of two dwellings and associated access, with all matters other than the principle of the development reserved for future determination.

The application site was located outside the built up area in a rural location east of Coombelands Lane which was, at this point, a narrow country lane characterised by sporadic, isolated dwellings. The boundary to the South Downs National Park was to the west. It was an open paddock with a hedgerow along the Coombelands Lane boundary and a wooded copse on its eastern boundary. There was a grade II listed building, Oak House Farmhouse, to the south.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. There was no relevant planning history associated with the site.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Members were advised that the Highways Authority no longer raised an objection and therefore the fourth recommended reason for refusal regarding visibility splays was no longer relevant.

The Parish Council had objected to the application. Eleven letters of objection had been received. Two applicants both addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the character and appearance of the surrounding area; its impact on a heritage asset; highways; and ecology.

RESOLVED

That planning application DC/16/1082 be refused for the following reasons:

- 01 The proposed development would be located outside of a built-up area boundary on a site not allocated for development within the Horsham District Planning Framework, or in an adopted Neighbourhood Development Plan. The proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework. The proposed development is therefore contrary to Policies 1, 2, 3 and 4 of the Horsham District Planning Framework (2015) and to the National Planning Policy Framework (2012).
- 02 The site lies within a rural location outside the limits of any existing settlement and does not constitute a use considered essential to such a countryside location. The proposal would therefore conflict with Paragraph 55 of the National Planning Policy Framework, and with Policies 1, 2, 3, 4 and 26 of the

Horsham District Planning Framework 2015.

- 03 The proposed dwellings by reason of their siting, plot subdivision, and associated domestic paraphernalia would be out of keeping with the character of the area and would represent a form of development which would be detrimental to the rural appearance of the area. The proposal therefore conflicts with paragraph 64 of the National Planning Policy Framework, and policies 30 and 33 of the Horsham District Planning Framework 2015.

DMS/45 **DC/16/1415 - 1 WOODCOT, NEW ROAD, BILLINGSHURST (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: MR PETER COULSTOCK**

The Development Manager reported that this application sought permission for the construction of a detached three bedroom dwelling with access onto New Road. It would have a ridge height of six metres, with accommodation in the roof space.

The application site was located outside the built-up area along the northern side of New Road and east of 1 Woodcot, which was a semi-detached 2-storey dwelling with detached garage and a stable block to the rear. There was a hedgerow between this property and the application site. There were two 2-storey semi-detached dwellings opposite.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The applicant had supplied a Transport Statement, as requested by the Highways Authority. In response to this the Highways Authority had requested a speed survey to indicate the size of the required visibility splays in this location.

The Parish Council objected to the application. Two letters of objection had been received.

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

RESOLVED

That planning application DC/16/1415 be refused for the following reasons:

- 01 The proposed development would be located outside of a built-up area boundary on a site not allocated for development within

the Horsham District Planning Framework, or in an adopted Neighbourhood Development Plan. The proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework. The proposed development is therefore contrary to Policies 1, 2, 3 and 4 of the Horsham District Planning Framework (2015) and to the National Planning Policy Framework (2012).

- 02 The site lies within a rural location outside the limits of any existing settlement and does not constitute a use considered essential to such a countryside location. The proposal would therefore conflict with Paragraph 55 of the National Planning Policy Framework, and with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework 2015.
- 03 The applicant has failed to demonstrate that appropriate visibility splays can be provided on the site and that the proposed development would provide a safe and suitable access. The proposed development is therefore contrary to Policy 40 of the Horsham District Planning Framework 2015.
- 04 The site is enclosed by a hedgerow and mature planting on each of its boundaries. It is considered that the enclosure of the site would result in shading and a minimal outlook for the occupiers of the proposed dwelling. The proposal would therefore result in a form of development which would have an adverse impact on the residential environment of future occupiers. The proposal would therefore be contrary to Policies 32 and 33 of the Horsham District Planning Framework 2015.

DMS/46 **DC/16/1418 - MANTON STUD, OAKHURST LANE, BILLINGSHURST
(WARD: BILLINGSHURST & SHIPLEY) APPLICANT: JACKY MATLOCK**

The Development Manager reported that this application sought permission for the erection of a timber building for use as a daytime mess and changing area with toilet, in the same style as a timber stable block on the site, which the new building would replace.

The application site was located outside the built-up area surrounded by fields, agricultural land with sporadic residential dwellings along Okehurst Lane, which ran along the southern edge of the site. Minstrels Wood, a Grade II listed building, lay further to the south.

Access was from a track off Okehurst Lane which also served Oakwood Farm. An area of hardstanding was to the north of the existing stables.

There were a number of structures already on the site including a barn, two stable blocks, tack room and feed store, and also a sand school north of a yard

area. There was also a mobile home occupied by the applicant that did not have planning permission.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council objected to the application. Six letters of objection had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; amenities of neighbouring properties; and its impact on a listed building.

Members also considered the proposal in the context of application DC/14/2663, which had been dismissed at appeal, for living accommodation in a similar timber structure.

RESOLVED

That planning application DC/16/1418 be granted subject to the conditions and reasons as reported.

DMS/47 **DC/16/1347 - TOWNE HOUSE, THE VILLAGE, ASHURST (WARD: STEYNING) APPLICANT: MR AND MRS E TAMLYN**

The Development Manager reported that this application sought permission for the erection of a detached two storey 3-bedroom dwelling and garage. The overall height of the building would be 8.46 metres. A shared access with Towne House, with the access drive extended to the new dwelling was proposed.

There would be a detached double garage measuring six metres squared south-east of the dwelling. Additional hard and soft landscaping along the site boundaries and to enhance the driveway and hardstanding were also proposed.

The application site was located outside the built-up area, to the east of the B2135 and north of Towne House. The site was open grassland bounded by hedging and post and rail fencing. There were properties along the northern edge of the site comprising a mix of terraced and detached dwellings.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Since publication of the report the Council's Environmental Management, Waste and Cleansing Team

had raised no objection to the proposal. The Parish Council objected to the application and one letter objecting to the proposal had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the character of the site and surroundings; amenity of the occupiers of neighbouring properties; and traffic and parking.

Members considered the proposal in the context of policies within the Horsham District Planning Framework in particular with regard to its location outside the built up area boundary, its scale and mass and how it would relate to the surrounding area.

RESOLVED

That planning application DC/16/1347 be refused for the following reasons:

- 01 The proposed development is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework, or an adopted Neighbourhood Plan. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location. Consequently, it represents unsustainable development contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).
- 02 The proposed two storey dwelling when considered against the pattern and character of the surrounding development would represent an unsympathetic form of development out of character with the surrounding development. The scale, bulk, mass and design of the proposal in particular, would be unrelated to the built form of the surroundings, which due to its bulk and lack of articulation would appear visually overbearing within the context of the built surroundings, contrary to Policies 32, and 33 of the Horsham District Planning Framework.

DMS/48 **DC/16/1356 - THE PIGGERY, WEST END LANE, HENFIELD (WARD: HENFIELD) APPLICANT: MR AND MRS LEE MCCATTY**

The Development Manager reported that this application sought permission for the erection of a four-bedroom dwelling for use in connection with the B1 light industrial business that operated on the site. The workshops associated with the business would be retained, and the hardstanding re-built and extended up

to the proposed dwelling. The dwelling would be single storey with a pitched roof accommodating attic space, and would include two oak gable features.

The application site was located outside the built-up area of Henfield to the rear of a ribbon of residential development along West End Lane. The surrounding landscape included an orchard and a number of mature trees, with open countryside to the south. A local joinery business operated from the site, which comprised three workshops and two sheds used for storage.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council raised no objection to the application. Fifty letters of support had been received, and there had been seven letters from five households objecting to the proposal. The applicant and the applicant's agent both 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 character of the site and its surroundings; amenity of neighbouring occupiers, and that of future residents; and parking and traffic conditions.

Members considered the proposal in the context of policies within the Horsham District Planning Framework and discussed the nature of the site and its proximity and relationship to the adjoining business. Whilst the design of the building was considered sympathetic and there was local support for the proposal, Members concluded that there was insufficient justification to allow a residential property, which was not essential to its location, outside the built-up area boundary.

RESOLVED

That planning application DC/16/1356 be refused for the following reasons:

- 01 The proposed development is located in the countryside, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework, or an adopted Neighbourhood Plan. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the proposed development is not essential to its countryside location. Consequently, it represents unsustainable development contrary

to policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).

DMS/49 **DC/16/1389 - WOMENS HALL, 81 HIGH STREET, BILLINGSHURST (WARD: BILLINGSHURST & SHIPLEY) APPLICANT: MRS SUE SAMSON, TRUSTEE**

The Development Manager reported that this application sought permission for a single-storey side extension accommodating WC facilities, including a disabled WC and ramp access. The extension would project four metres from the side elevation and include a half-hipped roof to match the main roof, with a ridge height of approximately seven metres. A small veranda over the southern elevation, including a new ramped access was also proposed.

The application site was located on the eastern side of Billingshurst High Street and related to a community building. The curtilage of the building was above street level, with a set of steps at the front. The surrounding area included dwellings of mixed character and commercial units of varying uses, styles, and ages.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council raised no objection to the application. Five letters of objection had been received, and two letters supporting the proposal had also been received. Two members of the public and the applicant spoke in support of the application and a representative of the Parish Council also spoke in its support.

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

Members noted that the Women's Hall had been classed as a Community Asset and considered the benefits that the proposal would bring to many users of the hall. Members weighed the benefits against concerns regarding parking and concluded that the proposal was acceptable.

RESOLVED

That planning application DC/16/1389 be granted subject to the conditions and reasons as reported.

DMS/50 **DC/16/1702 - LITTLE PADDOCKS, CRAYS LANE, THAKEHAM (WARD: CHANCTONBURY) APPLICANT: MR DAVID PERRY**

The Development Manager reported that this application sought permission for disabled facilities including a one and a half storey rear extension, single storey side extension and roof alterations to existing dormers, following refusal of application DC/16/1171. The rear extension would project approximately 10.2 metres towards the rear boundary of the site, with a half hipped roof with a maximum ridge height of 7.3 metres (1.2 metres below the dwelling's ridge height).

The application site was located outside the built-up area of Thakeham on the north-west side of Crays Lane. Little Paddocks was a detached one and a half storey dwelling with stone facing on the ground floor and a steep pitched roof. The site was above street level, behind some vegetation screening. The surrounding area included sporadic development of detached dwellings of varying styles and ages.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council raised no objection to the application. Six letters of support, including one from the applicant's doctor, had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were the design and appearance of the proposal and its impact on neighbouring amenity. Members considered the extent to which the proposal sought to overcome the reasons for refusal of application DC/16/1171.

Members noted the scale and bulk of the proposal, which would significantly increase the footprint and massing of the dwelling, and considered this in the context of the applicant's personal circumstances, and concluded that the proposal was unacceptable.

RESOLVED

That planning application DC/16/1702 be refused for the following reason:

The proposed rear extension, by virtue of its scale, massing, and design, would represent a dominant, and inappropriately scaled addition to the site, which would have a detrimental impact on the character and appearance of the dwelling within the wider surrounding area, and is therefore considered inappropriately designed and unsympathetic in character, contrary to Policies 28 and 33 of the Horsham District Planning Framework, and Paragraph 60 of the National Planning Policy Framework.

The meeting closed at 4.15 pm having commenced at 2.30 pm

CHAIRMAN

Development Management Committee (North)

Date: 18th October 2016



**Horsham
District
Council**

Report by the Development Manager: APPEALS
Report run from 1/9/16 to 5/10/16

1. Appeals Lodged

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

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/16/0752	Oakwood Farm Hooklands Lane Shipley Horsham West Sussex RH13 8PY	16 th Sept 2016	Refuse Prior Approval	
DC/16/1573	Abbots Barn Washington Road Storrington Pulborough West Sussex RH20 4AF	19 th Sept 2016	Refuse	
DC/16/0625	23 Montpelier Gardens Washington Pulborough West Sussex RH20 3BW	24 th Sept 2016	Refuse	
DC/16/0291	Blackthorne Barn Marringdean Road Billingshurst West Sussex RH14 9HD	26 th Sept 2016	Refuse	Refuse
DC/16/1456	St Andrews Lodge Coolham Road Brooks Green Horsham West Sussex RH13 0JW	28 th Sept 2016	Refuse	

2. Live Appeals

I 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/16/0959	18 Chestnut Walk Pulborough West Sussex RH20 1AW	Fast Track	26 th Sept 2016	Refuse	

DC/16/0572	Land at Fryern Road Storrington West Sussex RH20 4BQ	Public Inquiry	16 th Sept 2016	Refuse	Refuse
DC/16/0986	Stables Land To The South of Littleworth Lane Partridge Green West Sussex	Written Reps	21 st Sept 2016	Refuse	

3. Appeal Decisions

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

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/16/0744	St Raphaels Lower Station Road Henfield West Sussex BN5 9UG	Fast Track	Allow	Refuse	
DC/15/2414	Thornhill Works Billingshurst Road Coolham Horsham West Sussex RH13 8QN	Written Reps	Allow	Refuse	
DC/16/0710	Barley Cottage London Road Henfield West Sussex BN5 9JH	Fast Track	Dismiss	Refuse	
DC/15/2597	Rushmear House Sandy Lane Henfield West Sussex BN5 9UX	Written Reps	Dismiss	Refuse	
DC/15/2763	Brookdale Farm West Chiltington Lane Broadford Bridge Billingshurst West Sussex RH14 9EA	Written Reps	Dismiss	Refuse	
DC/15/2389	Oreham Manor Farm House Oreham Common Henfield West Sussex BN5 9SB	Written Reps	Dismiss	Refuse	Refuse
DC/16/0550	Bramber Brook The Street Bramber West Sussex	Written Reps	Dismiss	Refuse	
DC/15/2758	Land Adjacent To Hatches House East Street West Chiltington West Sussex	Written Reps	Dismiss	Refuse	

DC/16/0292	Brackenburn Spinney Lane West Chiltington Pulborough West Sussex RH20 2NX	Fast Track	Dismiss	Refuse	
DC/16/0235	Ling Heath Common Hill West Chiltington Pulborough West Sussex RH20 2NR	Written Reps	Dismiss	Refuse	

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)

BY: Development Manager

DATE: 18 October 2016

DEVELOPMENT: Outline planning application with all matters reserved except for means of access from Glebelands, for residential development of up to 100 dwellings, new internal access road (to include the re-alignment of Drovers Lane) and associated infrastructure

SITE: Land North East of Glebelands Pulborough West Sussex RH20 2GN

WARD: Pulborough and Coldwaltham

APPLICATION: DC/16/0731

APPLICANT: Mr David Morris

REASON FOR INCLUSION ON THE AGENDA: The application, if approved, would represent a Departure from the adopted Development Plan.

RECOMMENDATION: Refuse planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application is in outline with all matters reserved except for access and proposes a scheme of up to 100 dwellings, new internal access road and associated infrastructure.
- 1.2 The illustrative masterplan indicates a scheme set around a central access road which branches off from the eastern end of Drovers Lane and runs through the site with a number of smaller roads leading off. The housing areas are indicated in a number of parcels around the access roads interspersed with new landscaping belts (three are shown) to separate the different character areas. The boundaries of the site would retain existing planting to the east with a new hedgerow along the northern boundary. An existing line of mature poplars running through the site would be removed.
- 1.3 Two 'key buildings' are shown – one adjacent to the entrance and one more centrally placed adjacent to a 'key public space' – being the junction of two roads within the scheme towards the northern boundary. The Design and Access statement indicates that a higher density of development (40-45dph) could lie on the western edge of the scheme with lower densities achieved on the north eastern and south eastern corners of the site (30-35dph). Typical dwelling heights would be predominantly up to 2 ½ storeys (maximum height 11.5m to the ridge) across most of the site, but with an element of 2 storey development (max

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10m to the ridge) – sited closer to the southernmost boundary, closest to the bungalows in Drovers Lane. These heights are illustrative only in accordance with the outline nature of the application. The Design and Access Statement makes reference to creating 4 different character areas based around a hierarchy of streets from primary, to shared surface streets and green edge streets/private drives:

- North eastern corner - in general terms this proposes the lowest density and most verdant character on the highest part of the site.
- Adjacent to the easternmost edge of the site would lie an area with informal plot arrangements, mix of dwelling types, gardens facing onto the countryside providing a less formal eastern edge
- The central portion of the site would be more uniform in character, a mix of dwellings - including a higher proportion of smaller units and with southern boundaries less formal in nature, with large set backs to frontages.
- The westernmost portion of the site would have the highest density development comprising mostly terraced housing.

- 1.4 Pedestrian links around the site are shown running along the southern edge of development between the housing and the attenuation basins that sit adjacent to the southernmost boundary, crossing from Drovers Lane and linking to the public footpath on the western side of the site.
- 1.5 The scheme would make provision for policy compliant levels of affordable housing.
- 1.6 The attenuation basins would provide a green open space between existing development and the new proposed dwellings running along the southern edge of the site and linking into a children's play area adjacent to the western boundary. An informal play area is proposed but there are no details of this at this stage.
- 1.7 A site has been identified on the illustrative plan for public art – lying between the attenuation basins close to the Drovers Lane boundary.

DESCRIPTION OF THE SITE

- 1.8 The site is located on the northern edge of Pulborough to the north of housing development in Drovers Lane. To the west, woodland and planting screens a public right of way which runs adjacent to the site boundary; adjacent to the eastern and northern boundaries lies the existing New Place Nursery. On the eastern edge, the boundary is formed by a line of young poplar planting and to the north is a sparse hedge beyond which lies an access track for the nursery.
- 1.9 The site itself comprises land that is currently used by the New Place Nursery for storing and growing of plants – with some small elements comprising polytunnels. The site itself slopes uphill from south to north, particularly steeply to the north eastern corner and is therefore quite visible to the adjacent development.
- 1.10 Drovers Lane is served by a vehicular access and footway on the southern side of the carriageway, which leads into the wider footway network on Glebelands and beyond. The local road network is a residential one. The pedestrian network provides access to most local facilities. The nearest bus stops are located on Glebelands, approximately 40m south of the site boundary whilst Pulborough railway station is approximately 1.9km to the south-west of the site on the Arun Valley Line.
- 1.11 The site lies outside the settlement boundary which runs along the northern edge of Drovers Lane.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 National Planning Policy Framework (NPPF). The Policies contained within this document are, therefore, material to the consideration of this application. Due regard must also be had to the guidance contained within the Government's National Planning Practice Guidance. The following Sections of the NPPF are particularly relevant to the consideration of this application;
- Section 1: Building a Strong Competitive Economy
 - Section 4: Promoting sustainable transport
 - Section 6: Delivering a wide choice of high quality homes
 - Section 7: Requiring good design
 - Section 8: Promoting healthy communities
 - Section 10: Meeting the challenge of climate change, flooding and coastal change
 - Section 11: Conserving and enhancing the natural environment
 - Section 12: Conserving and enhancing the historic environment

RELEVANT COUNCIL POLICY

- 2.3 Horsham District Planning Framework 2015 (HDPF) and the following policies are considered relevant:

Policy 1 (Strategic Policy: Sustainable Development)
Policy 2 (Strategic Policy: Strategic Development)
Policy 3 (Strategic Policy: Development Hierarchy)
Policy 4 (Strategic Policy: Settlement Expansion)
Policy 15 (Strategic Policy: Housing Provision)
Policy 16 (Strategic Policy: Meeting Local Housing Need)
Policy 24 (Strategic Policy: Environmental Protection)
Policy 25 (Strategic Policy: The Natural Environment and Landscape Character)
Policy 26 (Strategic Policy: Countryside Protection)
Policy 31 (Green Infrastructure and Biodiversity)
Policy 32 (Strategic Policy: The Quality of New Development)
Policy 33 (Development Principles)
Policy 34 (Cultural and Heritage Assets)
Policy 35 (Strategic Policy: Climate Change)
Policy 36 (Strategic Policy: Appropriate Energy Use)
Policy 37 (Sustainable Construction)
Policy 38 (Strategic Policy: Flooding)
Policy 39 (Strategic Policy: Infrastructure Provision)
Policy 40 (Sustainable Transport)
Policy 41 (Parking)
Policy 42 (Strategic Policy: Inclusive Communities)

- 2.4 The Horsham District Local Development Framework Planning Obligations Supplementary Planning Document 2007 is also relevant to the consideration of this application.
- 2.5 The Horsham District Council Infrastructure Delivery Plan (2014) and Horsham District Council Community Infrastructure Levy Preliminary Draft Charging Schedule (2014) are also material considerations.

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2.6 Pulborough Design Statement 2013

2.7 Strategic Housing and Employment Land Availability Assessment 2016

Site Reference SA445 – Identifies the site as developable in 6-10 years for 15 units: “*The landowner has expressed an interest in developing the site, meaning the site is available. Whilst in a countryside location, the site is contiguous with the settlement edge of Pulborough and has relatively few constraints.*”

Development of the whole site would have an adverse impact on the established landscape character of the area, however a small amount of development may be possible on the southern portion of the site if considered as part of the emerging Pulborough Neighbourhood Plan. A Landscape and Visual Impact Assessment would be a mandatory requirement for development on this site.”

RELEVANT NEIGHBOURHOOD PLAN

2.8 Pulborough Submission Plan October 2015.

Identifies the site at Policy 2 Land at New Place Farm, Pulborough. It sets out 6 criteria which any development should comply with to address issues such as traffic management, layout, the size of houses provided, landscaping, infrastructure contributions and acknowledges that the site “may comprise development with a total of approximately 100 new homes”. The policy seeks to ensure that a scheme is delivered that “not only blends with the existing housing landscape and local roads, but makes a contribution to improving local community infrastructure”. A potential access to a site identified in the emerging Neighbourhood Plan for self build housing is shown in the south east corner of the site.

2.9 The Neighbourhood Plan (NP) has not yet been referred to the Examiner and is therefore only limited weight can be attributed at this stage.

PLANNING HISTORY

2.10 There is no planning history relevant to the consideration of this application.

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.1 **HDC Strategic Planning – Drainage:** No objection

I have no overall objections to the surface water design strategy proposed.

3.2 **Community & Leisure:** No objection subject to securing appropriate open space
Quantities of open space and recreational facilities generated by the development and quantities proposed are as follows

We are pleased that a LEAP is proposed because the nearest existing play facility is outside of the required distance threshold. We would want re-assurance that the location of the LEAP is optimal, particularly with regard to its proximity to any affordable housing within the development (if that is to be segregated in any way). Also of course, the LEAP will need to meet our normal requirements for a LEAP. In its current location, there seems to be plenty of available buffer zone as required

Amenity and Accessible Natural Greenspace are clearly provided in great excess, I suppose as a result of other factors that the developers have had to consider. We are happy that that the SuDS are suitably integrated into the natural green space but further detail will be necessary to demonstrate that they meet our requirements for safe accessibility and landscape quality.

- 3.3 **Environmental Health: (summarised)** No objection subject to conditions
The principle concerns relating to this application are noise from the adjoining wholesale nursery use and contamination arising from use of the development site

Noise

The applicant has submitted an environmental noise assessment which has not identified any significant adverse impacts.

Land contamination

The contaminated land reports submitted with the application have identified some minor contamination risks at the site. The sampling strategy adopted in the report has not provided complete coverage of the development site and therefore additional investigations are required. If consent is granted it is recommended that a relevant condition be applied:

A construction environmental management plan shall be submitted – a relevant condition is recommended

- 3.4 **Landscape Officer: (summarised)** Comment
The HD Landscape Capacity Assessment 2013 identifies the site as being of Low-moderate landscape capacity for large scale development on lower parts of the area due to the poor to moderate condition of the landscape in the area. The assessment also suggests that development should avoid housing on the higher landform to the north as it is likely to be visually intrusive. I concur with this assessment.

As it stands, due to the siting on the higher ground combined with proposed scale and density, I consider that the development would be perceived to stand out and intrude upon the landscape and townscape character of the area as the second storeys and roofs of many of the proposed houses located in the northern eastern and eastern part of the site will be very prominent. It will also further exacerbate the existing harsh abrupt urban edge already visible in parts of the settlement. A better design transition to the rural character of the surrounding fields to the east and north east of the site should be considered, and this should include, for the purposes of the parameter plans, lower density housing and height.

In arboricultural terms the Councils Arboricultural Officer is supportive of the removal of the Poplars as he concurs with Marlow Consulting and considers these to be in very poor condition. In landscape terms, the tree belt is considered a landscape feature of value and visually significant which should be retained. However, taking the tree officer's advice and considering that the proposals are to provide a new native tree belt to mitigate the loss of the poplars and conserve the landscape character I am minded to accept that these should be removed subject to the new native tree belt proposed which is of considerable size and should include some semi mature trees from the outset.

Notwithstanding the above, further consideration should be given to the design proposals with regards the green infrastructure and vegetation proposed. The green structure appears disconnected and disjointed particularly to the central and western parts of the site. The proposals should enhance, retain and protect the well treed character of the village and hedgerow pattern and small copses of the wider landscape.

In conclusion I confirm that from a Landscape point of view I agree with the principle of development on the site. The illustrative masterplan as provided raises some concerns with adverse effect to the landscape character, visual amenity and settlement setting as detailed on my response' However, subject to detail design which should include the reduction in height of development along the northern boundary and the reduction in number of units these concerns could be overcome.

3.5 **Collections Supervisor (summarised)** Comment

The proposed re-alignment to Drivers Lane will help with access and egress for vehicular movement. However we will require clarification on the shared surfaces relating to the suitability of the paved area for an 26,000 tonne refuse/ recycling vehicle. Domestic refuse and recycling storage facilities including collection points where necessary should be designed into the scheme from the outset. We will require reasonable access to the development so there should be suitable parking areas for visitors or unallocated parking lay-bys. Reversing for vehicles needs to be kept to a minimum and where there is a need, short distances to reverse of ideally no more than 20 metres is suggested.

OUTSIDE AGENCIES

3.6 **WSCC Strategic Planning:** Comment
School Infrastructure Contribution

The Director for Children and Young People's Services advises that it appears that at present primary/secondary/further secondary schools within the catchment area of the proposal currently would not have spare capacity and would not be able to accommodate the children generated by the assumed potential residential development from this proposal. Accordingly, contributions would need to be requested. As the housing mix is not known at this stage, the insertion of a formula into any legal Agreement is proposed in order that the school infrastructure contribution may be calculated at a later date.

Library Infrastructure Contribution

The County Librarian advises that the proposed development would be within the area served by Billingshurst Library and that the library would not currently be able to adequately serve the additional needs that the development would generate.

However, a scheme is approved to provide additional floorspace at the library. In the circumstances, a financial contribution towards the approved scheme would be required in respect of the extra demands for library services that would be generated by the proposed development.

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings

Fire & Rescue Service Infrastructure

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings

Transport (TAD) Contribution

The Total Access Demand Contribution will be calculated by the County Council in accordance with an identified formula.

3.7 **WSCC Highways: (summarised)** No objection subject to conditions
Access

Vehicular access is proposed via a realigned and extended Drovers Lane. Drovers Lane is presently an un-adopted no through road that serves 13 dwellings. The development seeks to extend the existing Lane northwards to enable access to the proposed development. The existing Drovers Lane will then be retained as a side road with a priority junction formed onto the new northbound carriageway. In summary, the proposed access arrangement is considered acceptable.

Trip Generation, Distribution, and Highway Capacity

The means by which trip generation has been estimated was agreed as part of pre application discussions. Trip generation has been based upon the use of TRICS data. The LHA acknowledge that this development would generate additional vehicle movements on the local highway network. It is not considered that the increase in vehicle trips would result in such residual conditions that would result in unacceptable or severe highway capacity issues.

Accessibility

The TA considers access to and from the site to local services by those travelling on foot, cycle, and by passenger transport. The LHA accept that the majority of services in the village are within a reasonable walking distance (this generally being accepted as 2km) of the development. This includes access to passenger transport. Similarly, all services in the village are within reasonable cycling distance (accepted as 5km) of the site.

The draft Pulborough Neighbourhood Plan and Pulborough Village transport study identifies a number of deficiencies for the sustainable transport network in the village. It is acknowledged that this development wouldn't give rise to such increases in walking or cycling trips to justify the delivery of a specific scheme. Nevertheless, a contribution should be sought towards improvements to walking/cycling routes within the village. This would be used towards the Lower Street regeneration scheme and improvements in the vicinity of Swan Corner, which includes enhancements to pedestrian facilities.

Other Matters

A Section 59 Agreement under the 1980 Highways Act would also be appropriate to cover construction access routes to the development site. An agreement under s59 would enable the LHA to recover from the developer the cost of repairing any damage to the highway that occurs as a result of extraordinary construction traffic (i.e. HGVs). The applicant should contact the WSCC Highway Engineer to commence this process.

No highway objection would be raised subject to the attachment of a number of relevant conditions.

3.8 **WSCC Flood Risk Management: (summarised)** No objection subject to conditions

Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 100 year, plus 30% for climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

3.9 **WSSC Public Rights of Way:** No objection

Looking at the existing network of public rights of way this proposed site doesn't directly impact on any of them however I see from the Design and Access Statement that it is proposed to have a link from the development to the junction of Public footpath (FP) 2330 and Public Bridleway (BW) 2332. This is welcomed as it encourages users out from the development on foot and cycle to access the wider network. This link would benefit from a consistent surface to what already exists on the length of BW2332 and would also need to be unrestricted by any structure so easy and safe access is available at all times. This would give a safe off road route toward the supermarket and the wider rural network.

At present the surfaces of both the existing BW and FP are in good condition so at this time further improvements are not required however it is worth pointing out that if the tree and vegetation boundary on the eastern side of FP2330 is within the ownership of the developer then it will be their responsibility to undertake regular maintenance work on this so it doesn't encroach onto the FP in the future.

3.10 **Southern Water: (summarised)** Comment

Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development.

The applicant will need to make sure that arrangements exist for the long term maintenance of the SuDS facilities: it is critical that the effectiveness of these systems is maintained in perpetuity.

Following initial investigations SW can provide a water supply to the site.

3.11 **Ecology: (summarised)** No objection

Based on the information provided, we have no objection to the proposed development with regards to ecology. However, we suggest the planning conditions related to up to date ecological data, a detailed lighting strategy and an ecological mitigation and management plan, should the LPA be minded to grant planning permission

3.12 **NHS:**

Views awaited from the Coastal West Sussex CCG, although we are advised that the Pulborough Medical Group has capacity for new residents.

3.13 **Archaeology: (summarised)** No objection subject to conditions

The Archaeological Assessment makes it clear that there is potential for archaeological deposits and features to be present on the site. These remains are considered most likely to be of later Iron Age and Romano-British origin date and relate to Historic Environment Record data relating to the site itself and to the surrounding landscape. In the light of the identified archaeological potential of the site and the inconclusive nature of the results of the geophysical survey we consider it reasonable to seek further information on the proposed development site that will confirm whether archaeological deposits are present and determine their significance.

In the event that significant remains are present on this or any development site it is preferable for the developer to have this information early in the process so that it affords them opportunity to react to discoveries. Such information allows them to mitigate the potential impacts of a discovery on programme, budget and design. It is better, in short, to find out there are remains on site well in advance of construction, or even before designs are finalised, to keep costs down and reduce delay.

However, the application is for "up to 100 houses" and this does make a difference to the approach we could adopt in this case. It is our opinion that this wording gives sufficient flexibility for the applicant to proceed with archaeological evaluation under a suitably

worded condition. The results of evaluation could, were remains identified on site, influence the final design, density and layout of the development, should that be necessary. This approach would not work so well on a proposed development with a submitted design, but the open nature of the number of dwellings here affords flexibility.

We do not consider the lack of archaeological information to be a reason for refusal at this time. We would wish, at the appropriate time, to engage with the applicant to develop a suitable evaluation strategy that gives everyone the certainty required about the archaeological potential of the site and enable appropriate responses to be developed.

PUBLIC CONSULTATIONS

3.14 **Pulborough Parish Council:**

No objection, but only up to 50 houses MAXIMUM. This number of houses would then be in line with Pulborough Parish Council's emerging Neighbourhood Plan.

Members also made the following comments:

- Are disappointed that the PC has only been consulted on the outline planning application with all matters reserved except for means of access
- The legal issue of who owns rights to Drovers Lane needs to be resolved
- Density is too high
- A natural tree screen between Drovers Lane and the proposed area should be put in place
- A robust traffic management scheme should accompany these plans to ensure they do not hinder or prejudice the possible development to the north of the site where access here must be from New Place Nursery
- The site remains a key site for development in the draft Neighbourhood Plan
- Overall it is not possible to take an optimal decision until HDC have considered the number of houses.

3.15 52 letters of objection have been received from local residents raising the following issues:

- Loss of trees
- Harm to wildlife including a loss of bird and bat roosts
- Over development
- Loss of neighbour amenities through loss of privacy, additional noise and light, fumes/air quality issues
- Concerns over the new highways access – due to poor visibility
- The area is already heavily parked and this scheme would exacerbate that issue
- The attenuation basins would comprise a safety hazard to children
- Inadequate infrastructure to cope with all the new residents
- This is a greenfield site and should not be developed
- Potential conflict with the NP which seeks to prioritise brownfield sites for development
- This scheme does not comply with the NP in respect of the illustrative layout shown ie a single site not smaller distinct development parcels.
- The Parish Council has previously advised that this site is unsuitable for development, being inaccessible and subject to flooding (July 2004).
- Until the NP has been made the District Council cannot give it any weight.
- Not sympathetic to nearby housing densities
- Concern about references to access to adjacent land in the future for further development
- Harm to the landscape character particularly as a result of the development on the higher slopes of the site
- Surface water drainage concerns

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- The field to the south west of the site is open to the public and used by dog walkers - this facility will be lost
- Loss of employment space/jobs
- Harm to neighbours amenities resulting from inappropriate use of the play area.
- Conflict with the principles contained within the Pulborough Design Statement
- The SHLAA concludes that the development of the majority of this site would have an adverse impact on the established landscape character of the area – considering that only 15 dwellings could be accommodated
- Additional surveys required in respect of identifying contamination
- Archaeological concerns
- The scheme will harm the rural character of this part of Pulborough
- The Council has identified its housing land supply and additional units are not required
- Disruption to neighbours during construction
- This is good agricultural land
- Previous schemes have been refused
- Loss of property values to neighbours
- Loss of outlook to nearby residents
- This would encourage further development of the wider nursery site

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 concern the principle of the development; the design and layout of the proposed development and its impact on the character and appearance of the surrounding streetscene; impact upon the landscape; noise; highways; drainage; infrastructure; neighbour amenities; ecology; housing, archaeology and sustainability.

6.2 Principle

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development and this should run through both plan-making and decision-taking (paragraph 14). In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and where the development plan is silent or relevant policies are out of date, that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.

- 6.3 The NPPF refers in its Core Planning Principles to encouraging the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. Previously developed land (PDL) is land which is or was occupied by a permanent structure and any associated fixed surface infrastructure, but specifically excludes land occupied or previously occupied by agricultural buildings. The wider nursery site includes a number of structures, which could be considered to fall within the definition of agriculture (as set out in Section 336 of the Town and Country Planning Act 1990).

Whilst it is understood that some of the buildings may have been used for non-agricultural purposes, insufficient evidence of their use has been provided at this stage to determine if the site, or part of the site, should be considered to constitute PDL. The NPPF is clear that if part of a site is PDL it should not be assumed that the whole curtilage should be developed. Part of the site is largely open – there are a very small number of polytunnels on part of the site alongside an area that is partitioned into separate growing areas using polythene sheeting. For these reasons, it is considered that as a whole the application site cannot be considered to be previously developed, and therefore this does not weigh in favour of the proposed development.

- 6.4 At a local level policies 1- 4 of the HDPF address the Council's strategic locational approach to development within the District. Policy 2 deals with settlement expansion and aims to concentrate development in and around the main settlement of Horsham and to allow growth in the rest of the District in accordance with the settlement hierarchy. In this case Pulborough is identified in Policy 3 as a small town/larger village – being a settlement with a good range of services and facilities with reasonable rail and/or bus services. Policy 3 refers to the support of development within towns and villages.
- 6.5 This site lies outside the settlement boundary and therefore Policy 4 which deals with settlement expansion is relevant. This states that settlement expansion outside built up area boundaries will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan (NP). In this case the site is not allocated in the HDPF and nor is there a Neighbourhood Plan at a stage where it can be afforded any significant weight. Accordingly this site lies outside a settlement boundary, is unallocated and contrary to the locational policies of the HDPF, therefore representing unsustainable development.
- 6.6 **Design**
The NPPF attaches great importance to good design – it being a key aspect of sustainable development.
- 6.7 At a local level Policies 32 and 33 of the HDPF address the issue of design seeking high quality and inclusive design to complement locally distinctive character and contribute to a sense of place both in the buildings and spaces themselves and the way they integrate with their surroundings. Development should nevertheless make efficient use of land and prioritise the use of previously developed land and buildings.
- 6.8 However, this is an outline application and the details that would be required to assess the impact of the scheme are not available. The Design & Access Statement (DAS) outlines the approach that could be taken to the development of this site in terms of potential building heights, densities, layout, landscaping etc. However if the principle were acceptable it would be open to the Council to limit the number of dwellings that could be accommodated on the site.
- 6.9 The adjacent area is an attractive residential environment and a scheme on this site could, if the principle of development were acceptable and subject to the relevant conditions, be developed to appear as an extension to Pulborough. The Design & Access Statement outlines a number of constraints and concept plans, the details of which cast doubt over whether the quantum of development proposed could successfully be placed on the site without causing harm to the character and appearance of the wider area. These details are illustrative only, and do not form a formal submission as parameter plans. Therefore it has not been satisfactorily demonstrated that a development of this scale would not result in overdevelopment of the site. However, it is noted that the application is made in outline only, with all matters except access reserved for later consideration, it is considered that were the principle of development acceptable, matters relating to design would be addressed at reserved matters stage.

Landscape

- 6.10 The NPPF seeks to contribute to and enhance the natural environment particularly seeking to protect and enhance valued landscapes. At a local level Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District and in this respect the Horsham District Landscape Capacity Assessment is of assistance, as referred to by the Landscape Officer. In addition Policy 26 seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development.
- 6.11 The sloping nature and therefore prominence of this site from the surrounding land is of importance in ensuring that any development does not detract from the wider landscape. The Landscape Officer refers to the Landscape Capacity Assessment 2013 and its comments that development should avoid housing on the higher landform to the north as it is likely to be visually intrusive.
- 6.12 Whilst the DAS also refers to this issue, the submitted illustrative plans and concept plans do not acknowledge this approach – instead suggesting development across the whole site. Furthermore suggesting 2 ½ storey housing in the top corner of the site – the most visible part of the site. However, these concept plans are illustrative only.
- 6.13 Therefore whilst the illustrative scheme would be harmful to the character of the landscape, an appropriate scheme could be developed, with fewer units concentrated on the lower slope of the site and leaving less or indeed no development on the upper slopes in order to protect the wider landscape. Therefore as a matter of principle, no objection is raised in landscape terms to the scheme.

Noise

- 6.14 The NPPF seeks to ensure that new development would avoid causing significant adverse impacts on health and quality of life. Any such impacts should be mitigated, including through the use of conditions.
- 6.15 The HDPF through Policy 24 seeks to minimise exposure to, amongst other effects, noise.
- 6.16 The site forms part of an existing working nursery and if this site were developed for housing, the remainder of the nursery would continue in operation, although it is suggested that in the long term the nursery may not continue. However while it does, it is not considered that the continued operation would adversely affect any new nearby residential development on this site.

Highways

- 6.17 The promotion of a sustainable transport system is a fundamental aspect of the NPPF. It encourages Local Planning Authorities to reduce the need to travel, provide a choice to people about how they travel although recognising that different policies and measures will be appropriate for urban and rural communities.
- 6.18 At a local level Policy 40 seeks a sustainable transport system encouraging a re-balancing in favour of non car modes of transport as a means of access to jobs, homes, services and facilities.
- 6.19 The site lies within walking distance of the bus service, with the train station just over 1600m's distant. A number of facilities are within walking distance of the site i.e. primary school, public open space, food shop, church, post office, etc. In addition a children's play area would be provided on the site and the public footpath at the edge of the site gives access to the wider landscape. In terms of accessibility the site is therefore considered to be reasonably sustainable, which would aid its environmental sustainability. However, as set out in paragraph 8 of the NPPF, sustainability comprises three strands, of which environmental is only one. All three strands of sustainability should be achieved to

constitute sustainable development and it is not therefore considered that the relative accessibility of a limited number of services to the site would result in it being termed sustainable development.

6.20 The County Highways Authority has assessed the scheme against the maximum quantum of development and it has been concluded that the proposed access arrangements would be acceptable and would not give rise to such increases in traffic as to cause adverse highways impacts.

6.21 Overall in highways terms this scheme is considered to be acceptable.

Drainage

6.22 The NPPF advises that Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk.

6.23 The HDPF at Policy 38 gives priority to sites with the lowest flood risk and where sites have a potential to increase flood risk, they must incorporate the use of sustainable drainage systems (SuDS) where technically feasible or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.

6.24 This scheme lies within Flood Zone 1 where there is a less than 1:1000 year chance of flooding and in that respect is considered acceptable for housing. The risk of flooding from other sources such as surface water is also considered to be low. Surface water run off arising from the development should be managed as part of a Sustainable Drainage System (SuDS), and development should not increase flood risk elsewhere. Surface water run-off rates should not increase as a result of development and during peak rainfall events, surface water run-off should be reduced.

6.25 The scheme has been assessed by the Council's Drainage Officer and it is considered acceptable subject to appropriate conditions regarding full design details.

Infrastructure

6.26 The NPPF recognises the principle that new development should help pay for the infrastructure that is required to support new development across the district. At a local level, Policy 39 of the HDPF requires new development to meet its infrastructure needs. For this development, contributions would be required towards:

35% Affordable housing
Community Centres/Halls
Open space, sport and recreation
Libraries,
Education,
Fire and rescue
Highways improvements.

6.27 All contributions must be justified in accordance with the three tests set out under regulation 122 of the Community and Infrastructure Levy (CIL) Regulations 2010, in so far that they must be; necessary to make the development acceptable in planning terms; directly related to the development and; fairly and reasonably related in scale and kind to the development. Any projects identified for funding through S106 would need to be confirmed as meeting the three statutory tests prior to inclusion in a Legal Agreement.

6.28 The developer contributions, which would be secured through an appropriate legal agreement, would be allocated towards improvements within the local area, to ensure they mitigate the impact of the proposed development and ensure that local services and facilities remain available for the use of future residents of the development. As can be

seen from the consultation responses because this is an outline application where the specific details of the individual units is unknown, the contributions would be based upon formula rather than an agreement to particular sums of money. However in the absence of such a legal agreement, this remains an in principle objection to the scheme.

Neighbour Amenities

- 6.29 Both the NPPF, and the HDPF through Policy 33, seek to protect the amenities of existing and future occupiers from the effects of new development.
- 6.30 In this case the precise details of the scheme are unknown so effects on individual properties are not definitive. The scheme has been subject to objections and expressions of concern from residents nearby about adverse impacts from noise, disturbance, pollution, traffic, privacy and other issues, detailed above. However whilst the precise details of the scheme are not set out at this outline stage, it is considered that a scheme for at least some dwellings could take place on this site without causing significant adverse impact upon nearby residents. The site is sufficiently far from existing development that the new housing would not cause any direct impacts such as loss of light, privacy, or be visually intrusive. Whilst it would undoubtedly generate additional activity, noise, light and traffic, it is not anticipated that any of these would be at such significant levels as to detract from the existing residents' amenities: any more than the existing dwellings in Drovers Lane harm the amenities of the houses previously on the edge of Pulborough in Glebelands.
- 6.31 The impacts on neighbouring amenity are not considered to be significant and would not justify a reason for refusal. This aspect of the scheme is therefore considered to be acceptable.

Ecology

- 6.32 The NPPF and HDPF both seek to conserve the natural environment and protect and, where possible, through Policy 31 of the HDPF seek enhancements to the bio-diversity of an area.
- 6.33 The site has been subject to a desktop study and Extended Phase 1 Habitat survey which confirm that no statutory or non-statutory nature conservation designations are present within or adjacent to the site, and none of the designations within the surrounding area are likely to be adversely affected by the proposals. The site is dominated by habitats of negligible to low ecological value and only the boundary treelines are assessed to provide moderate ecological value at the local level and the proposals have sought to retain and safeguard these. Where it has not been practicable to avoid loss of habitats, new habitat creation has been proposed to offset losses, in conjunction with the landscape proposals. A number of mitigation measures have been proposed to minimise the risk of harm to protected species and the opportunity exists to provide a number of net gains in biodiversity as part of the proposals.
- 6.34 The scheme has been assessed by the Council's Ecologist who raises no objection subject to the use of a number of conditions to provide for mitigation and enhancement measures.

Housing:

- 6.35 The NPPF requires, at paragraph 47, that Local Planning Authorities should identify, and update annually, a supply of deliverable sites sufficient to meet their housing requirements for a 5 year period, with an additional buffer of 5%. Paragraph 49 of the NPPF indicates that, in the absence of a demonstrable five year housing supply, relevant policies for the supply of housing should be considered out-of-date. It should be noted nevertheless that this does not represent a maximum figure – rather if other sites become available i.e. windfall sites, that are policy compliant, such development could be approved.

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- 6.36 The NPPF also advises at paragraph 50 that a wide choice of homes should be delivered and that where affordable housing is identified as being needed that policies for meeting this should be provided. This approach is supported by Policies 15 and 16 within the HDPF.
- 6.37 The Council is able to demonstrate a 5 year housing land supply which does not include this site. Although identified in the SHELAA as potentially developable in the longer term, this site is not required in the short term to contribute to the Councils housing provision. This site could be considered to fall within the definition of a windfall site, but since it does not comply with the locational policies contained within the HDPF, being outside of a built up area, and it is not allocated in a Neighbourhood Plan (that is sufficiently advanced to be afforded significant weight), it is not a windfall site that complies with the policies of the HDPF and therefore is not recommended for permission. The housing on this site cannot therefore form part of the 750 windfall units referred to in Policy 15 of the HDPF, which are anticipated to be delivered on sites within the built up area that accord with the overarching strategy for sustainable development set out in the HDPF. There remains an 'in principle' objection to the provision of housing on this site.
- 6.38 The site could make an affordable housing contribution on site and subject to a relevant legal obligation would be policy compliant in that respect.

Archaeology:

- 6.39 The NPPF recognises heritage assets as an irreplaceable resource that should be conserved according to their significance.
- 6.40 Policy 34 of the HDPF seeks to sustain and enhance its historic environment through positive management of development affecting heritage assets.
- 6.41 The site is located within the boundary of an Archaeological Notification Area (ANA) identified due to the potential for Roman settlement to the north west of Pulborough. The evidence collated by the applicants suggests potential for a Roman building within the site, but with little information regarding the circumstances of its discovery, location, form and extent, or indeed if it still survives. The significance of any such structure if it exists cannot be determined at this stage.
- 6.42 To the south of the site, prior to the development of the Drovers Lane development, evidence for late Iron Age/Romano-British agricultural activity was recorded and the evidence suggests that these features may extend into the proposed development site. Should this be the case these features will be of local importance.
- 6.43 The evidence for the study area surrounding the site suggests that there is little potential to encounter finds pre dating the Roman period, or post Roman period as the evidence suggests that the site has been historically utilised as farmland.
- 6.44 In terms of the principle of development against this archaeological background, on the basis that this is an outline application where the details of the scheme (including the number, and therefore extent, of dwellings) are not set, it is considered that a scheme could be controlled by conditions that would ensure the identification and protection of any archaeological remains. It could therefore be made clear that development should not take place unless and until relevant works are carried out to establish precisely what archaeological remains may be on site. The results of evaluation could, were remains are identified on site, influence the final design, density and layout of the development, should that be necessary. This approach would not be appropriate on a proposed development with a submitted design, but the open nature of the number of dwellings here affords flexibility. Therefore an 'in principle' objection is not raised to the scheme on archaeological grounds.

Sustainability:

- 6.45 The NPPF identifies a presumption in favour of sustainable development and sets out the three dimensions of sustainable development – an economic role, social role and environmental role. The application scheme would contribute towards the economic objectives and social objectives of the NPPF, but as a result of the location of this site outside the identified settlement boundary its development would fundamentally conflict with the environmental role required by the NPPF. In order to comprise sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system. This scheme would cause harm to the environmental protection of the area by building in the countryside. Consequently since this would prevent compliance with all aspects of the NPPF this scheme would not comprise sustainable development.

Conclusion

- 6.46 In accordance with S38 of the Planning and Compulsory Purchase Act and the NPPF this decision must be made in accordance with the development plan unless material considerations indicate otherwise.
- 6.47 The NPPF aims to ensure that Local Authorities maintain a 5 year housing land supply and that policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year housing land supply. The Council has an up to date Development Plan and is able to demonstrate a 5 year housing supply and the scheme should therefore be determined in accordance with the policies of the HDPF.
- 6.48 The HDPF aims to concentrate growth within the main settlements and Pulborough is identified as a small town/larger village with a good range of services and facilities to which the site would have good access. Policy 4 resists proposals outside Built Up Area Boundaries unless they are allocated in the Local Plan or in a Neighbourhood Plan. In this case the site is not an allocated site and the Neighbourhood Plan is at too early a stage to be accorded anything other than limited weight. It is therefore considered that the proposal is contrary to the Council's strategy on settlement policy expansion. This is a significant objection to the scheme and would result in an unsustainable development that would be contrary to both local and national policies. Accordingly it is recommended that permission be refused.
- 6.49 Whilst the site is quite visible, due to its topography from surrounding land, it is considered that subject to an appropriate number of dwellings and acceptable form that the impact of the scheme upon the wider landscape could be acceptable.
- 6.50 The lack of a completed S106 agreement results in the scheme's non compliance with both national and local policies and this raises an objection to the scheme.
- 6.51 In all other respects it is considered that this scheme could provide an acceptable form of environment for future residents and those neighbours to the site.

7. RECOMMENDATIONS

7.1 Refuse permission for the following reasons:

1. The proposed development is located in the countryside, outside the defined built-up area boundary of Pulborough on a site not allocated for development within the Horsham District Planning Framework, or an adopted Neighbourhood Plan. This scheme would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements. Furthermore the proposed development is not essential to its countryside location. Consequently it represents unsustainable development contrary to Policies 1, 2, 3, 4, 5, 25 and 26 of the Horsham District Planning Framework (2015) and paragraphs 7, 14, and 64 of the National Planning Policy Framework (2012).
2. The NPPF and Policy 16 require the provision of affordable housing on sites such as this, whilst Policy 39 requires new development to meet additional infrastructure requirements arising from the new development. Both the provision of affordable housing and contributions to infrastructure improvements/provision must be secured by way of a Legal Agreement. No completed Agreement is in place and therefore there is no means by which to secure these Policy requirements. As such, the proposal is contrary to Policies 16 and 39 of the Horsham District Planning Framework (2015), paragraph 50 of the NPPF, and the Horsham District Local Development Framework Planning Obligations Supplementary Planning Document.

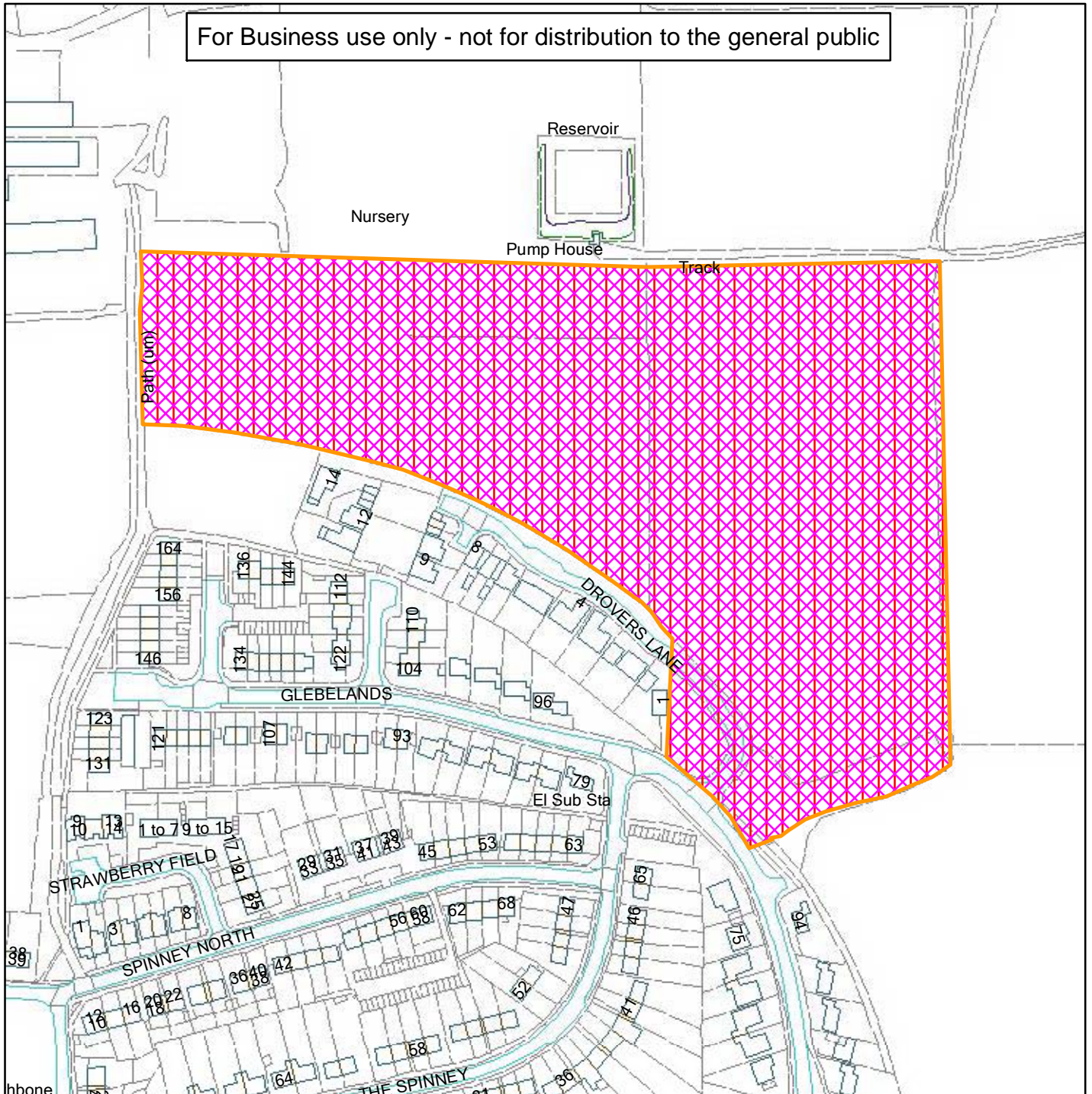
Background Papers: DC/16/0731

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Land North East of Glebelands

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Organisation	Horsham District Council
Department	
Comments	
Date	05/10/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)

BY: Development Manager

DATE: 18 October 2016

DEVELOPMENT: Construction of dementia care home for 32 residents to replace existing dementia annex of nursing care home.

SITE: Homelands Nursing Home Horsham Road Cowfold Horsham

WARD: Cowfold, Shermanbury and West Grinstead

APPLICATION: DC/16/0543

APPLICANT: Medicrest Limited

REASON FOR INCLUSION ON THE AGENDA: The application, if approved, would represent a departure from the adopted Development Plan.

RECOMMENDATION: To refuse planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for a new dementia care home within the grounds of the existing Homelands Nursing Home, which is located approximately 1km to the north of Cowfold. The proposed development would include the demolition of the existing 'Annex' building which is currently used as a specialist dementia care unit catering for 15 residents with dementia and behavioural problems. The application seeks permission for a new, purpose-built dementia care facility to increase the number of residents that can be accommodated from 15 to 32. The facility would be 2-storeys (11m) in height and would have 32x individual en-suite rooms. The building would include communal facilities on the ground floor including 2x lounges/day rooms, an activity/sensory room, kitchen/dining facilities and enclosed outdoor space. A new service road and parking is also proposed.

- 1.2 The proposed dementia care home would be sited within the grounds of the existing Homelands Nursing Home, opposite the existing care home (a converted manor house) and directly to the east of the existing Annex building which currently houses the dementia care unit for 15 residents. The existing Annex would continue to be used throughout construction of the new facility to avoid displacement of the residents, and would be demolished upon completion of the new building.

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- 1.3 The proposed building would measure approximately 11m in height, and would consist of 2-storeys of accommodation with a partial-basement which would utilise the slope of the land on the north-west elevation. The partial basement space would be used for a staff room, laundry room and boiler room and would allow for direct access to the service road. The external appearance of the building is proposed to consist of facing brickwork and render combined with blue/grey fibre cement weatherboarding and slate grey concrete tiles. The building would be a largely rectangular shape with hipped roofs, and would include 2 x conservatories – one on the east elevation to provide a light and spacious dining room, and one on the south (front) elevation to provide a day room for residents. The building would have relatively large uPVC windows on all elevations positioned in a regular fashion to serve all bedrooms and day rooms.

DESCRIPTION OF THE SITE

- 1.4 Homelands Nursing Home is an existing nursing care facility accommodating 35 residents in the main facility (a converted manor house), and 15 residents in the converted Annex building which is used for specialist care and treatment for patients with dementia care needs.
- 1.5 Homelands is set in 11 acres of grounds approximately 1km to the north of the village of Cowfold, with direct access from the A281 which runs to the east of the site. The site is located outside the Built-up Area Boundary (BUAB) of Cowfold, therefore is located within the countryside where local and national countryside planning policy are relevant. The site shares a vehicular access point from the A281 with 5x private residential properties which are located to the west of the application site via a private driveway. The hard-surfaced single-track access road runs in an east-west direction of approximately 150m from the A281 to the application site and allows for access to the nursing home buildings and the residential dwellings beyond.
- 1.6 The site is relatively self-contained, and the boundary to the north and east are well screened by tall trees and other dense vegetation. Open fields and countryside form the land use beyond the site. The High Weald AONB is located approximately 1km to the east of the application site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

National Planning Policy Framework

Section 6 – Delivering a wide choice of high-quality homes

Section 7 – Requiring good design

Section 8 – Promoting healthy communities

Section 11 – Conserving and enhancing the natural environment

RELEVANT COUNCIL POLICY

Horsham District Planning Framework (HDPF)

Policy 1 – Sustainable Development

Policy 2 – Strategic Development

Policy 3 – Development Hierarchy

Policy 4 – Settlement Expansion

Policy 9 – Employment Development

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Policy 10 – Rural Economic Development
Policy 18 – Retirement Housing and Specialist Care
Policy 24 – Environmental Protection
Policy 25 – The Natural Environment and Landscape Character
Policy 26 – Countryside Protection
Policy 27 – Settlement Coalescence
Policy 32 – The Quality of New Development
Policy 33 – Development Principles
Policy 35 – Climate Change
Policy 36 – Appropriate Energy Use
Policy 37 – Sustainable Construction
Policy 40 – Sustainable Transport
Policy 41 – Parking
Policy 42 – Inclusive Communities

RELEVANT NEIGHBOURHOOD PLAN

Cowfold Parish Council was designated as a Neighbourhood Development Plan Area in May 2016. Given the early stages in the process, the Cowfold Neighbourhood Plan cannot form part of the consideration of this application at this time.

PLANNING HISTORY

DC/11/2630	To form and construct 2 additional dormers on South rear elevation of main building	Application Permitted 24.01.2012
DC/12/0832	Proposed 3-storey extension to existing nursing home, rear conservatory, new vehicular access, car park & bunds	Application Refused 19.07.2012
DC/13/1325	Demolition of part two storey and single storey building and replacement with two storey extension with rear conservatory	Application Permitted 25.09.2013

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.2 **Landscape Architect**

Comment. The Council's consultant Landscape Architect was consulted with regard to the information initially submitted with this application. No objection was made in their response of 09 May 2016, but a list of conditions was recommended to ensure sufficient information is submitted and approved. This included:

- a landscape and visual impact appraisal (to better understand the effects the development will have on its surroundings);
- a tree survey (to include root protection areas, proposed trees for removal, proposed trees to be planted, tree protection strategy, tree pit details);
- details of all hard landscaping including materials proposed;
- details of all soft landscaping to include a schedule of proposed plants and a specification of planting methods;

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- a maintenance and management plan for all landscaped areas;
- an ecological survey was recommended.

A second consultation was requested from the Landscape Architect after the submission of further information by the applicant. The advice of 16 September 2016 notes that in order to better understand the landscape proposals for the site and to enable determination of the application, a list of further information should be submitted, including:

- A short landscape and visual appraisal;
- Arboricultural Statement/Tree Survey;
- A utilities/services plan to show positions of service trenches/soakaways;
- Details of hard landscaping;
- A written specification of proposed planting methods;
- Tree pit details;
- Landscape management plan.

3.3 **Environment Management/Waste Collections**

Comment. The Council's Waste Collections team provided a specification of the size and type of bins that would be required on this site, as well as the type of storage facilities that would be required for these bins. A specification of the Council's waste collections vehicle was also provided in the consultation response, with details of the requirements for vehicle manoeuvrability around the site.

3.4 **Strategic Planning**

Objection. The Council's Strategic Planning department note that the proposal is located outside the built up area boundary, and as such, given the scale and activity of the proposed development, would conflict with Policy 26 of the Horsham District Planning Framework (HDPF). Strategic Planning also note that Policy 18 of the HDPF applies to Retirement Housing and Specialist Care which supports development and extensions of these facilities, however they should be in sustainable locations within built up area boundaries.

3.5 **Drainage Engineer**

Comment. 'The submitted information does not provide sufficient drainage evidence to make any reasonable comment or observation. Therefore until detailed design information has been submitted at the appropriate planning stage, drainage conditions should be applied'.

3.6 **Environmental Health**

Comment. 'There is no detail included within the application on the intended ventilation extraction system serving the new kitchen. Full details must be provided to this Authority, and must be approved in writing before installation. This department objects to the application due to insufficient information on the extract ventilation system'.

OUTSIDE AGENCIES

3.7 **WSCC Highways**

No objection. Consultation with WSCC Highways was originally made in April 2016 where their response highlighted several deficiencies in the information submitted with the application. Having submitted further information, WSCC were re-consulted in August 2016 and note that they are now satisfied with this approach and raise no objection to the proposed development.

3.8 **WSCC Flood Risk Management**

No objection (subject to conditions). 'Current mapping shows that the proposed site is at 'Low' risk from surface water flooding. The one page FRA included with this application lacks detail but proposes that, infiltration would be the primary method used to restrict the

run off from the development. There are no further details or information to make further comment at the current time.

Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 100 year, plus 30% for climate change, critical storm will not exceed the runoff from the current site following the corresponding rainfall event.

Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs’.

PUBLIC CONSULTATIONS

3.9 **Cowfold Parish Council**

No objections or observations

3.10 **1x Letter in Support**

Comments in support of the proposal include the following points:

- ‘In principle we fully support this well thought out application’.
- The conservatory to the south elevation should be relocated to the south east corner, to make it larger, provide better views, and provide more privacy for the residents.
- Due to the increase in construction traffic, it should be a planning condition that the proposed improvements to the entrance and road, as granted under application DC13/1325, be completed before the commencement of any building works.
- The crash map data only goes up to 2011, more up to date data should be examined, say 2011 - 2016.

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 considerations in the determination of this application are: the principle of the proposed development in this location; the appropriateness of the proposed design of the development; the potential for impact upon the character of the surrounding area and landscape; any impacts upon nearby residents; access and parking considerations; and drainage, ventilation and energy usage.

Principle of the Development

6.2 The overarching strategy for development in the Horsham District is outlined within the Horsham District Planning Framework (HDPF) which was formally adopted by the Council

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in November 2015. Policy 3 of the HDPF presents the District's settlement hierarchy which seeks to steer development to the most sustainable locations. New development in the District should be focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited development in the District's smaller settlements. Outside the District's 'Built-up Area Boundaries' (BUAB) development is normally resisted, and expansion of existing settlements in order to meet identified local housing, employment and community needs will only be acceptable where it is allocated as part of the adopted development plan which would include the HDPF and any 'made' Neighbourhood Development Plans (Policy 4: Settlement Expansion).

- 6.3 The application site is located outside any of the District's defined BUAB's, and is therefore located in the countryside where Policy 26 of the HDPF seeks to restrict inappropriate development. Policy 26 allows development where it is considered to be essential to its countryside location, and where it meets at least one of 4 additional criteria. Policy 26 also requires that proposals are of a scale appropriate to its countryside character and location, and must not lead to a significant increase in the overall level of activity in the countryside.
- 6.4 It is acknowledged that there is an established use on this site as an existing care facility, and this proposal seeks to build upon this use to provide further, purpose-built, dementia-care accommodation which the applicant asserts is needed. In support of the application, limited information was initially submitted to justify the need for the proposed dementia-care facility. In a statement from the Director of Medicrest Limited (the applicant), it is noted that there is an increasing demand for good-quality dementia care in purpose built units to cater for the needs of increasing numbers of older people who suffer from dementia. The statement points to the West Sussex County Council Dementia Framework (2014-2019) which anticipates an increased need by 1/3 for care home placements for older people with severe dementia over the next 6 years. The applicant states that this facility would be a *'valuable and desperately needed service for the local community'*. The applicant's submitted Design and Access Statement states that the existing premises are not considered suitable for further expansion, therefore requiring the new building. The applicant states that there is an increasing need in West Sussex for good-quality dementia care and the existing facility at Homelands is unable to provide sufficient accommodation to meet the required standards and need. Having reviewed this information, Officers requested that the applicant provides more substantive evidence to demonstrate that there is a clear need for dementia care facilities - specifically in the Horsham district. The applicant provided supplementary (but limited, and un-evidenced) information in July 2016 to justify the local need for this facility, stating that the facility at Homelands is *'constantly full and demand is ongoing'*. The applicant also notes that *'Karen Wells of WSCC 'Director of Care' stated last year that the demand for dementia specialist services is well documented as is the need for quality services for people in later life – that position has not changed at today's date'*.
- 6.5 The justification provided for the development in terms of local need is considered to be limited and anecdotal; and is unsupported by any recent evidence or up-to-date research. The West Sussex County Council Dementia Framework (2014-2019) does provide some commentary on the increase of dementia-care needs in West Sussex, but the document mainly focuses on the recognition, prevention and management of the condition rather than a locational strategy for the provision of care facilities to accommodate these patients.
- 6.6 Given the development is proposed outside the built-up area boundary and in a countryside location, the principle of its acceptability must be assessed against the requirements of HDPF Policies 4 (Settlement Expansion) and 26 (Countryside Protection). The proposed development is located in the Parish of Cowfold where a Neighbourhood Development Plan has not yet been progressed in any meaningful way. Therefore, as the site is not allocated for development in either the HDPF or the Cowfold NDP, the proposed development is considered to conflict with Policy 4. In addition, Policy 26 of the HDPF only allows development that is 'essential to its countryside location' and is 'of a scale

appropriate to its countryside character and location'. Whilst it is acknowledged that there is likely to be an increasing need for specialist dementia care across the country as a whole, it is considered that the applicant has failed to satisfactorily demonstrate that there is a specific need for this accommodation in the Horsham District. In addition, the applicant has failed to demonstrate that the proposed development is specifically required in the location proposed, and that it is 'essential to its countryside location' as required by Policy 26. No evidence has been submitted to indicate that such a facility could not be provided within a BUAB within the District, or that the facility would likely accommodate those in need of specialist care from Horsham District rather than addressing a potential need for such accommodation arising from outside the District.

- 6.7 Policy 18 of the HDPF (Retirement Housing and Specialist Care) is also relevant to this application. Policy 18 supports development for specialist care housing where it is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. Given the location of this development, it is not considered to be easily accessible by foot to any local services due to the distance and nature of the relatively rural single-carriageway road (A281) which is not pedestrian friendly. There is a bus that passes the entrance to the development that runs from Horsham to Brighton via Cowfold (No 17). The northbound bus stop is located at the entrance of the site. This service runs approximately every 30 minutes (Monday-Saturday) and once every 2 hours on Sundays and Public Holidays. Notwithstanding the No17 bus route that passes the site, as well as the site's relative proximity to the A281, it is not considered that the proposed development meets the requirements of Policy 18 in terms of its sustainability and accessibility to local facilities. Whilst it is noted that residents of such a facility would be unlikely to travel independently, the site is not sustainably located in terms of its accessibility for visitors or staff.
- 6.8 On balance, whilst there *may* be a need for specialist, purpose-built dementia-care facilities in the Horsham District, this need is not considered to have been satisfactorily demonstrated by the applicant, particularly with consideration to the proposed location of development which is in a less-sustainable countryside setting where development is more strictly controlled. The principle of the development in this location is therefore considered to be unacceptable and conflicts with Policies 4, 18 and 26 of the Horsham District Planning Framework (HDPF).

Design of the Proposal

- 6.9 Notwithstanding the above regarding the principle of the development, Officers also have concern with the proposed external design and appearance of the development particularly given its siting in a sensitive, countryside location. National and local planning policy places a great emphasis on design and the quality of development and seeks to ensure that the design of any new development is appropriate to its setting. Paragraph 56 of the National Planning Policy Framework (NPPF) explains the great importance the Government attaches to the design of the built environment, noting that good design is a key aspect of sustainable development, and should contribute positively to making places better for people. NPPF paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The policies of the NPPF are echoed in the HDPF within Policy 32 (The Quality of New Development) and Policy 33 (Development Principles).
- 6.10 It is acknowledged that the proposed building has been designed to be highly functional in order to satisfy standards and requirements of a purpose-built dementia care facility. In this regard, the internal layout and design of the building is considered to be well thought out and appropriate in terms of its functionality for the patients that it would serve. Statements submitted from the applicant and a registered Occupational Therapist support the proposed layout and design of the facility and note that the accommodation and communal facilities

that would be provided are highly appropriate and would meet the needs of the proposed end user. Features such as wide corridors, well-lit spaces, logical layouts, large windows, sign-posting, spacious communal spaces, and individual well-equipped rooms have been included and are considered appropriate for this type of facility.

- 6.11 However, the functionality of the internal design and layout is considered to have compromised the external design and appearance of the building which is considered to be poor, and not characteristic or complementary to its Sussex countryside surroundings. The applicant submitted a Design and Access Statement and a 'Designer's Statement' in support of the proposal which provides a short description of the appearance of the proposed building, and the design considerations. Officers consider this information to be lacking in detail and requested that the applicant reconsiders the external design taking into account characteristic features from surroundings buildings, including in particular the nearby main care home building which the new development would sit opposite. Supplementary information was submitted by the applicant to demonstrate why they consider the design as presented to be appropriate. Examples of several surrounding buildings and structures were provided, with brief descriptions of the design features of some of these buildings, however - it is noted that these design details are lacking in the proposed building. Despite raising these concerns with the applicant, no reconsideration of the design and external appearance of the proposed building has been provided and the design remains as submitted originally.
- 6.12 Policies 32 and 33 of the HDPF incorporate principles set nationally in the NPPF, and seek to ensure that all new development in the district is of a high quality, and complements the locally distinctive character of the district. Policy 33 requires the character of new development to be locally distinctive; to respect the character of the surrounding area; and to use high standards of building materials and finishes. The external design of the proposed care home building is not considered to have been well thought out, and little attempt has been made to consider and incorporate locally distinctive design features and materials as per the requirements of Policies 32 and 33. It is appreciated that this building is purpose-built for a very specific clinical purpose (therefore requiring a carefully designed interior); but this does not mean that the exterior cannot be designed to complement the character of its surroundings. The shape and footprint of the building is very linear and formal, and has no features of interest (such as dormer windows, chimneys, gable ends, traditional materials etc). It is considered that the proposed building has been designed merely as a box to accommodate the internal facilities with little regard to the external design or local vernacular. Given the rural countryside location, and close proximity to the existing converted care home building opposite, it is not considered that the design accords with the requirements of HDPF Policies 32 and 33. In addition, with the lack of justification of need as already explored, the scale of the building in terms of its footprint is considered to be inappropriate for its countryside location and not in accordance with HDPF Policy 26.

Landscaping and character of the surrounding area

- 6.13 It is acknowledged that the site is not restricted by any formal landscape designations, but is approximately 800m from the edge of the High Weald AONB and within approximately 400m of some pockets of Ancient Woodland. The main consideration in terms of the impact of this development on the surrounding landscape is the location of the site in a countryside setting which is not connected to any defined built up area of the district. For this reason, the impact of development on the surrounding landscape is more sensitive and its appropriateness must be carefully considered. HDPF Policy 25 (The Natural Environment and Landscape Character) seeks to ensure that the landscape character of the district will be protected against inappropriate development. Given the majority of the wider site is enclosed by trees and vegetation at its boundaries, it is not thought that the proposed scheme would have a significantly detrimental impact on the surrounding landscape or neighbouring amenity; however, given the sensitivities of the rural location

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and the scale of the development proposed, more information is required to fully understand this potential impact.

- 6.14 Part of the proposed development is to incorporate a landscaping scheme, to include a safe and enclosed garden area for the residents to enjoy. This scheme would utilise the currently overgrown and neglected low-walled garden structure which would form a central feature bed in the new garden space. It is considered that the enclosed nature of the outdoor space on the east elevation of the building is appropriate in principle, and would provide a safe and useable space for the residents which includes features such as movable raised garden beds, rubber surfacing, ramps, hand rails and limited steps. It is also considered that in principle, the proposed service access road on the west elevation is acceptable, and would allow service delivery vehicles and refuse collections to access the rear of the site without encroaching further into the curtilage of the site or the landscape beyond.
- 6.15 However, there are specific details of the landscaping scheme that are lacking or missing from the application that are considered necessary to fully assess the appropriateness of the proposal. To demonstrate what the proposed perimeter fencing and planting would look like in the context of the whole development; elevation drawings are required for all sides of the site. Only one landscape elevation drawing has been submitted (the south elevation) therefore officers are unable to determine the suitability of the landscaping scheme as a whole in accordance with HDPF Policy 25. In addition, by advice from the consultant Landscape Architect, other information is required to fully assess the landscaping scheme including a landscape and visual impact appraisal to highlight any possible views of the new building from the surrounding landscape; an arboricultural Statement/tree survey to clearly show the condition of the trees on site, tree pit details, and the trees that are proposed to be removed and/or replanted; full details of proposed hard landscaping; an ecological survey; a written specification of proposed planting methods; and a long term landscape management plan. Whilst it would be preferable if more information with regard to landscaping needs were submitted upfront to enable Officers to appropriately assess the scheme in relation to the proposed building, and to determine whether the requirements of HDPF Policy 25 have been met, these requirements could be secured by condition if the application were to be approved and therefore it is considered that it would not be appropriate to refuse planning permission on this basis.

Impacts on nearby residents

- 6.16 The nearest dwelling to the proposed development is located approximately 50m to the west of the application site (Brookfield), and there are 3 other properties sited within a 100m radius to the west of the site. The boundary between the application site and Brookfield is defined by relatively high and dense hedging. The roofline of the single-storey pitched-roofed dwelling of Brookfield can be seen from the application site, but the distance that would be between the two structures is considered to be far enough to ensure no significant harm would result on the amenity of the neighbouring residents at Brookfield or beyond. Given the traffic that would be associated with the dementia care home would turn off to park before reaching the entrance to these nearby dwellings (which are sited further down the driveway), it is not considered that vehicular traffic would result in significantly adverse impacts on the neighbouring residents in terms of noise, emissions or blockages.

Access / Parking

- 6.17 Access to the site is proposed from the existing access point from the A281 which would be shared with the existing care home and residents of the 5 x residential properties to the west of the application site. WSCC Highways were consulted with regard to this proposed arrangement and after some initial concerns and the submission of further information from the applicant, the County Council, as Local Highway Authority, are now satisfied with the

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access arrangements and raise no objection to the proposed development in highways terms.

- 6.18 A parking plan has been submitted to support the application which proposes 28 parking spaces across the entire site (which includes the existing care home of 35 residents and the proposed dementia care facility of 32 residents). This level of car parking accords with the WSCC parking standards for care homes, therefore the amount of car parking spaces proposed is considered acceptable.
- 6.19 The proposed parking is sited in 2 main locations – car park 1 is located near the main access driveway and consists of 10x spaces plus 3x disabled bays. Car park 2 is located opposite the existing Annex building and consists of 14x spaces and 1x disabled bay. There would also be restricted parking for 4x vehicles near the entrance of the proposed dementia care facility which would be constructed after the demolition of the existing Annex building. These would be for the facility manager and visiting doctor/healthcare professionals and are provided in addition to those that are required by the standards. A drop-off bay is also proposed at the entrance of the proposed facility.

Other Considerations – Drainage, Renewable Energy, Ventilation

- 6.20 It is considered that the following areas are currently lacking in detail, but may be overcome by the addition of pre-commencement planning conditions had the proposed development been considered to be otherwise acceptable.
- 6.21 Policy 38 of the HDPF requires that new development does not increase flood risk on site or elsewhere and must incorporate Sustainable Drainage Systems (SuDS) wherever possible, together with appropriate water management measures. The applicant has submitted a short Flood Risk Assessment (FRA) to support the application which identifies that the site is within a 'low risk' flood area (flood zone 1). The Council's specialist Drainage Engineer was consulted with regard to this application, but was unable to offer detailed comment due to a lack of information submitted. The Drainage Engineer has requested that with any recommendation to approve, appropriate drainage conditions are added.
- 6.22 WSCC as the Lead Local Flood Authority were also consulted. They note that the submitted FRA lacks detail other than to suggest that infiltration would be the primary method used to restrict the run off from the development. Accordingly, WSCC recommend several pre-commencement conditions to be added to any recommendation for approval, including the submission of detailed surface water drainage designs and calculations, and that details of the maintenance and management of any SuDS be set out in a site-specific maintenance manual.
- 6.23 It is appropriate for these details to be provided by pre-commencement conditions.
- 6.24 Policy 36 (Appropriate Energy Use) of the HDPF explains how all development will be required to contribute to clean, efficient energy based on the principles of the 'lean, clean, green' hierarchy. All applications for residential or commercial development must include an Energy Statement to demonstrate how the development will comply with the hierarchy. Whilst the proposed development includes the installation of solar panels on the roof, no detail about these has been provided in terms of the contribution it will have to energy use both on site, and/or beyond.
- 6.25 Due to the inclusion within the proposed development of a kitchen facility, the Council's Environmental Health department were consulted. The Environmental Health Officer highlighted the lack of detail submitted with regard to the proposed ventilation extraction system to be installed. Again, whilst it is considered that the preference would be for these details to be submitted up-front to support the full planning application, a pre-

commencement condition for these details would be acceptable as a means of confirming the appropriateness of the ventilation system before development starts.

Summary

- 6.26 As a whole, details submitted originally with this application were considered to fall short of the requirements to enable Officers to fully assess the proposal and recommend a positive outcome (particularly regarding a full justification of need, design, parking and access and landscaping details). Officers subsequently sought to discuss the shortcomings with the applicant's agent and additional time was agreed between both parties to allow more information and plans to be submitted. Having received further supporting statements and information, some of the issues were resolved (access, parking and some clarification was provided regarding need, design and landscaping). However, there are still considerable outstanding issues with this proposal that result in a recommendation for refusal from Officers. Most importantly, given the location and scale of the proposed facility, it is not considered that the applicant has sufficiently demonstrated and evidenced the need for this development in order to outweigh the impact it would have on the sensitive and less sustainable countryside location. It is also considered that the proposal for the building's external design has not been resolved satisfactorily; thereby also causing harm to the character and appearance of the surrounding area. It is therefore considered that the proposed development would conflict with the requirements of the NPPF and with Policies 1, 2, 4, 26, 32 and 33 of the HDPF.

7. RECOMMENDATIONS

7.1 To refuse planning permission.

1. The need for additional dementia care facilities in this countryside location, and of the scale proposed, has not been satisfactorily demonstrated or evidenced. No justification has been provided to indicate that the proposed development is required in a countryside location and that it could not be accommodated within a more sustainable location within a designated Built Up Area Boundary. The proposal therefore does not accord with the overarching principles of sustainable development set out within the NPPF and the HDPF. The proposal therefore constitutes an unallocated and unnecessary development in the countryside, contrary to Policies 1, 2, 4 and 26 of the Horsham District Planning Framework (HDPF) and the requirements of the NPPF.
2. The external design of the proposed building, and the materials proposed to be used, is considered to be poor and not reflective of the local character of the district, particularly the character of its countryside setting outside the Built Up Area Boundary. The proposal has failed to take the opportunities available to create a good quality external appearance, and design of the building is therefore considered to conflict with the principles of good design established in the NPPF, as well as the requirements of Horsham District Planning Framework Policies 32 and 33.

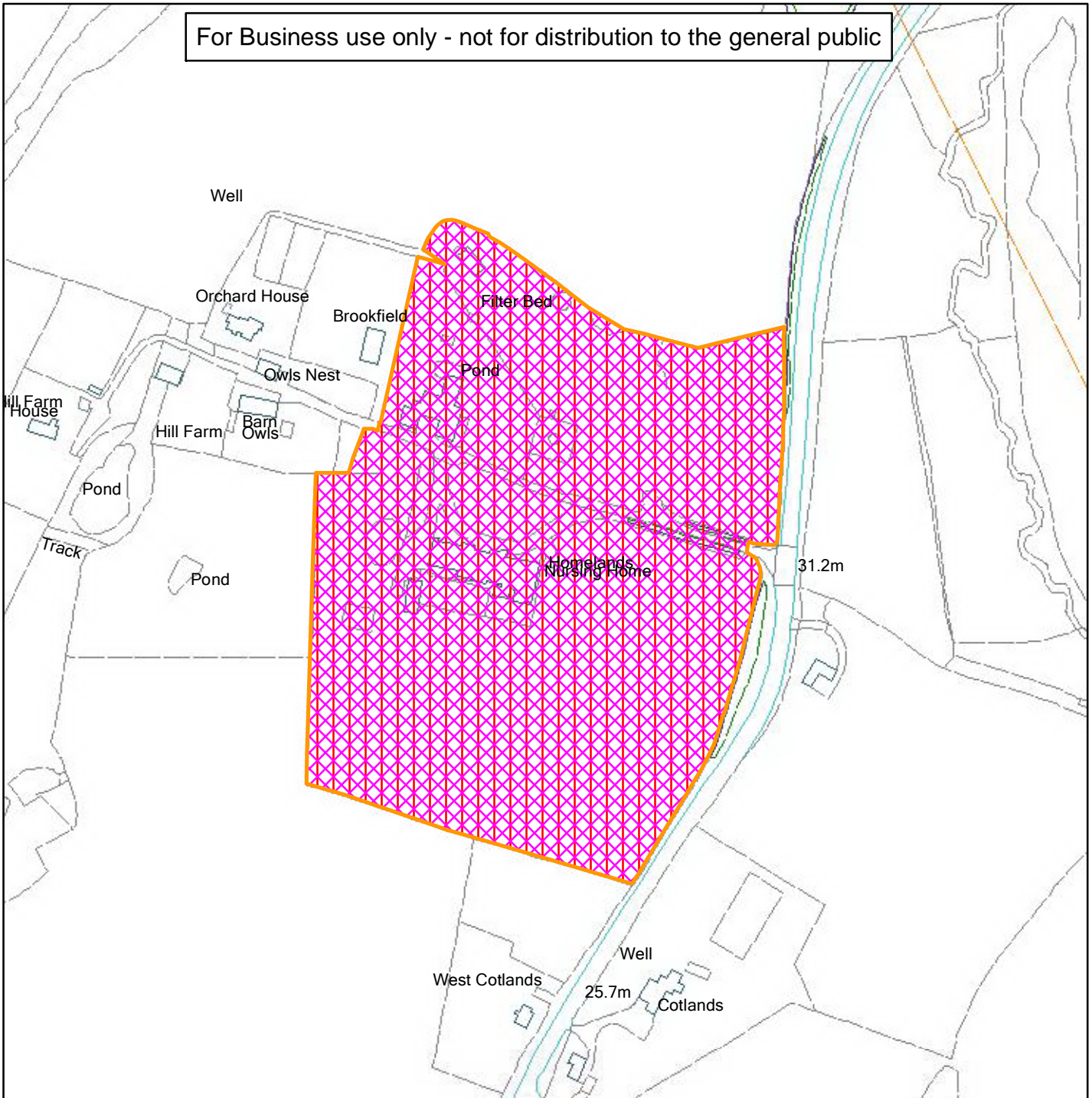
Background Papers: DC/16/0543

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Homelands Nursing Home

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Comments	
Date	05/10/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)

BY: Development Manager

DATE: 18 October 2016

DEVELOPMENT: Erection of 1 x dwelling with vehicle access and demolition of existing detached garage and construction of new detached garage to serve Little Thatch

SITE: Little Thatch Veras Walk Storrington Pulborough

WARD: Chantry

APPLICATION: DC/16/1252

APPLICANT: Mr Watts-Williams

REASON FOR INCLUSION ON THE AGENDA: More than 5 letters of representation have been received contrary to the Officer recommendation and it has been requested to be heard at Committee by Cllr O'Connell

RECOMMENDATION: Grant planning permission subject to conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

1.1 DESCRIPTION OF THE APPLICATION

1.2 The proposal concerns the erection of a new detached dwelling on land which currently comprises the garden of 'Little Thatch'. In addition, the proposal includes the provision of a new detached garage for the host property Little Thatch, and the creation of a new vehicular access onto Veras Walk to be shared by the new dwelling and Little Thatch, and the subsequent separation from the currently shared access with Pinehurst.

1.3 A new set of gates would be set some 28m back from the edge of the Veras Walk to the proposed new development. The new driveway is shown as being permeable, and includes a turning space with landscaping, and parking for two vehicles.

1.4 As the proposed new driveway to the new dwelling would be sited alongside the western boundary, the host property's existing timber garage would be demolished and a new double garage built to the front of Little Thatch. The new garage would be a timber-framed structure with hipped roof, some 5.4m x 6m in size and around 4.5m in height.

1.5 The new dwelling would be single-storey in nature and would comprise three bedrooms and an open-plan living area set in an L-shaped with habitable openings facing south and east, over its own garden area.

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Externally, the new dwelling would be clad in vertical Western Red Cedar with a minimal porch roof design to the western entrance elevation. Bin and cycle stores would be located alongside the northern elevation of the property.

- 1.6 The proposed new dwelling would be set some 3.68m off the northern boundary with Pinehurst, a distance of separation from the southern flank wall of Pinehurst of some 8.4m, and a distance to the southern boundary wall with Little Thatch of around 2.5m. Owing to the irregular plot shape and footprint of the proposed new dwelling, the rear building line would be about 1.8m off the nearest point of the eastern boundary whilst the garden depth would have an average depth of some 21m. Boundary planting to the southern and eastern plot boundaries would be maintained.
- 1.7 Amended drawings have been requested and received, pulling the proposed parking area back from the front of the new dwelling and including a planting strip alongside the shared new driveway.
- 1.8 DESCRIPTION OF THE SITE
- 1.9 The host plot is set on the eastern side of Veras Walk, a single-width dead-end lane that runs north off Sanctuary Lane. According to the Heath Common Design Village Statement, the area of Veras Walk has its origins in the early part of the 20th Century, when it was occupied by a group of 'free-spirited' individuals living in a collection of temporary structures including buses, shacks and caravans. These were gradually replaced by more robust, yet small, single-storey houses in the 1930's, in a haphazard layout with large wooded gardens.
- 1.10 The host site currently comprises a post-war thatched bungalow called 'Little Thatch' with white painted brick walls to the rear part of the house and black-stained weatherboarding to the front walls. The host property also includes a part thatched roof and part clay tiled roof to the rear part. A detached black-stained timber garage is located alongside the western site boundary adjoining Pinehurst.
- 1.11 The site's current driveway is shared with the adjacent dwelling Pinehurst. This shared driveway runs alongside another shared driveway to a further 5 properties. A landscaping strip containing a number of shrubs and trees separates the two driveways, whilst a post and rail fence defines the application boundary alongside the shared driveway.
- 1.12 Whilst the dense nature of boundary planting to the host site / east side of Veras Walk is noted, there are many other front boundaries in the immediate vicinity which are open, unplanted, have variously walled frontages or large expanses of paving. Examples of more open frontages are noted where the combined driveways serving Longbury Cottage and Tree Tops amount to some 15m, or the front boundary to Chilworth which is fenced with a post and rail style boundary, but otherwise largely open along its entire 15m length.
- 1.13 Wider development within Veras Walk varies significantly, with low-level bungalows built traditionally for their time of brick or render and tile, whilst more modern extensions and re-development have introduced timber cladding, deep soffits, flat roofs and large expanses of glass, with a multitude of styles and design features found in the vicinity. There is no overriding architectural form within the area, and dwellings vary from bungalows to chalet bungalows and two-storey dwellings. Building lines within the area also vary. Whilst there is a little more regularity in plot shapes and building lines along the southern side of Veras Walk, the northern side appears to have been subject to more sporadic subdivisions over the years, with several 'spur' driveways leading to multiple dwellings and irregular shaped plots. Dwelling footprints range from 76sq.m (Heatherdale) to 235sqm (Pinehurst), with plots ranging from around 278sq.m (Hamfield Cottage) and 796sq.m (Lobbs Cottage), to the larger sites of around 2143sq.m (Silver Glen), 2640sq.m (Heathside) and 1605sq.m

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(Pinehurst). In addition, not all properties on the northern side of Veras Walk have direct frontages onto the road.

- 1.14 The development of Veras Walk has evolved over the years since its inception in the early part of the early 20th Century, hence the varied architectural character and features found in the area. Whilst many properties have been extended from their original modest proportions, there are a number of 'recent' dwellings / plot sub-divisions noted, including Little Warren (2008), Uphill Cottage (2000), Chilworth (1999), Pinehurst (1996), Oakwoods and Heatherdale (1989). Both Chilworth and Pinehurst are plot subdivisions from the original host site of Little Thatch.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

2.2 RELEVANT GOVERNMENT POLICY

National Planning Policy Framework (2012)

NPPF1 - Building a strong, competitive economy

NPPF4 - Promoting sustainable transport

NPPF6 - Delivering a wide choice of high quality homes

NPPF7 - Requiring good design

NPPF11 - Conserving and enhancing the natural environment

NPPF12 – Conserving and enhancing the historic environment

2.3 RELEVANT COUNCIL POLICY

Horsham District Planning Framework (HDPF 2015)

HDPF1 - Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF3 - Strategic Policy: Development Hierarchy

HDPF4 - Strategic Policy: Settlement Expansion

HDPF15 - Strategic Policy: Housing Provision

HDPF24 – Strategic Policy: Environmental Protection

HDPF25 - Strategic Policy: The Natural Environment and Landscape Character

HDPF31 – Green Infrastructure and Biodiversity

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

HDPF37 – Sustainable Construction

HDPF40 - Sustainable Transport

HDPF41 - Parking

2.4 RELEVANT NEIGHBOURHOOD PLAN

The Storrington, Sullington and Washington Neighbourhood Development Plan has been through the examination process but it has not been progressed to Referendum. The application site has not been identified as a possible site allocation.

2.5 OTHER DOCUMENTS

Storrington & Sullington Parish Design Statement 2010

Heath Common Village Design Statement 1999

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2.6 PLANNING HISTORY

WS/24/96	Erection of 1 bungalow and double garage Site: Little Thatch (Land Adj) Veras Walk Storrington	PER
WS/8/96	Erection of detached bungalow and garage Site: Littlethatch Veras Walk Storrington	PER
WS/37/99	Erection of detached bungalow and double garage Site: Little Thatch Veras Walk Storrington	PER

3. OUTCOME OF CONSULTATIONS

The following section provides a summary of the responses received as a result of internal and external consultation, however, officers have considered the full comments of each consultee which are available to view on the public file at www.horsham.gov.uk

3.1 OUTSIDE AGENCIES

3.2 **Southern Water** - No Objection. Conditions and Informatives are advised

3.3 **West Sussex Highways** - No Objection. The proposal is for a single dwelling unit with access onto Veras Walk, which is unmaintained as public Highway, though it is maintained to a lower degree by West Sussex County Council as a Footpath Public Right of Way. The estate as a whole is served by several point of access onto the publicly maintained network. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. The Local Public Rights of Way Authority should be consulted on this proposal, should they have not already been.

As there are a large number of dwellings within this estate the Local Highway Authority does not regard the impact of an additional dwelling as severe, and subject to appropriate supply of secure cycle storage, the proposal accord with paragraph 32 of the National Planning Policy Framework.

There are no anticipated Highway safety concerns with this proposal

3.4 INTERNAL CONSULTATIONS

3.5 **Arboricultural Officer** - No Objection.

A number of trees require to be felled to facilitate the development. These and other trees targeted for retention are classified and considered within the submitted Arboricultural Impact Assessment has been assessed to be accurate and compliant with BS 5837 'Trees in relation to design, demolition and construction - Recommendations' (2012). None of the trees to be removed is subject to TPO or any other constraint, or worthy of such. Their removal will have minimal long-term adverse effect upon the character and amenities of the area.

One tree (T18 - oak) requires minor surgery to trim branches away from the footprint of the proposed dwelling. The works required are minor, reasonable, and, in the longer term, beneficial to the tree. They are unobjectionable.

There is a reasonable degree of open amenity space around the dwelling unaffected by surrounding trees. The dwelling is not considered to result in inappropriate post-development pressures on the surrounding retained tree stock.

3.6 PUBLIC CONSULTATIONS

3.7 **Storrington Parish Council Consultation** - Objection:

- Development constitutes high density / overdevelopment of what is a small plot with limited space between it and the four surrounding properties and would create proximity / access issues - Significant number of trees would be removed
- Proposed driveway would extend the existing opening onto the narrow Veras Walk from the properties of Longbury Hill House and others, including Pinehurst next door, to a total splay of approx 18m, involving the destruction of trees and hedging, thereby severely impacting on the neighbouring amenities, street view and rural character of the area
- Site has been previously divided and sub-divided and does not lend itself to further infilling
- Heath Common heritage should be protected and proposed development would be detrimental to the preservation of the conservation area

3.8 **Public Consultations** - Letters have been received from 209 neighbouring and nearby properties. The letters express objections to the proposed development on the following grounds:

- Creation of an unsafe access – blind corner
- Danger to public footpath / right of way, used often by ramblers
- Detrimental impact to private roads / lanes
- Dangerous junction with Veras Walk as two spurs turn into one
- Creation of a single access point onto Veras Walk – some 18m wide
- Inconvenience to residents of Veras Walks and Sanctuary Lane
- Traffic in area increased during day owing to delivery vans / internet shopping

- Third house on plot formerly part of Little Thatch – cramming / overdevelopment
- Small resulting garden – become the smallest plot
- Set a precedent
- No new recent development, only extensions / re-development of existing plots / properties
- Little Thatch one of few remaining picturesque and original properties in Heath Common – important to special character of area
- Out of character – no pitched roof, disregard for traditional housing styles of Heath Common
- Contrary to Heath Common Village Design Statement / Policy DC15 (Heath Common) – what is status of HCVDS, and will it ever be referred to in planning decisions?
- Contrary to Para 126 of the NPPF
- Invasive construction

- Recent permitted development in area have already had significant impact on hedgerows, wildlife, banks and screening
- Loss of foliage and trees
- Change of character – existing lane is leafy, narrow and has charm and character

- Not sure what hatched area means alongside Veras Walk – shown on drawings
- Doubt over small scale of dwelling as shown – surely would be larger when on site
- Potential conflict of interest as applicant is a Mid-Sussex Councillor
- Disruption for vehicles leaving the property at night by way of headlights / light intrusion

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- Increased noise and pollution
- Loss of privacy – parking alongside kitchen
- Lanes already subject to flooding in wet weather – proposed driveway would result in a ‘river’ running towards properties opposite
- No definition of what ‘permeable’ surface would be
- Environmental Impact study is essential
- Adjacent to AONB and National Trust Forest
- Similarities with recent appeal dismissal in Bracken Lane (Patuca DC/15/1679)

Heath Common Residents Association - Objection

- Proposal does not take into account the Village Design Statement for Heath Common
- Little Thatch site previously been subdivided – thus leading to gross overdevelopment
- Proposed design, adjacent to a charming thatched cottage, would be an ‘industrial shed’
- Destruction of trees and foliage – cutting a swathe through site for new driveway
- Resulting two properties with virtually no garden
- Convergence of traffic at this point – blind spot and lane used by dog walkers and ramblers
- Highway Access report (section 2.4) totally unrealistic
- Bracken Lane (DC/15/1679) has been dismissed at appeal – Inspector referred to protection of character of Heath Common

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 It is considered that the main issues in the determination of the application are:

- Principle of the development
- Impact of the development on the setting of the area
- Impact on neighbour amenity
- Highways

Principle

- 6.2 The National Planning Policy Framework (NPPF) has a golden thread running through it which seeks to ensure a presumption in favour of sustainable development. The NPPF seeks to ensure that the planning system performs an economic, social and environmental role. The Framework requires applications to be determined in accordance with the development plan.

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Since the adoption of the HDPF in November 2015, the Council is able to demonstrate a full 5-year supply of housing land sufficient to meet the needs of the District to 2031, with a forecast that some 750 residential units will come forward by way of windfall sites (Policy 15).

- 6.3 According to the defined settlement hierarchy as set out in Policy 3 of the HDPF, the site is located within the 'small town' / larger villages' category which includes Storrington and Sullington. Development under Policy 3 is directed towards towns and villages which have defined built up area boundaries, according to the hierarchy of Policy 3.

There is no objection to the principle of additional residential development in this location in accordance with Policy 3 of the HDPF, subject to conforming to other development management considerations which are considered in detail below.

Design & Appearance

- 6.4 The NPPF (para 53) allows for Local Authorities to include policies which resist inappropriate development of residential gardens, for example, where development is considered to cause harm to the local area. The 2015 HDPF does not include any specific policies regarding infill development or garden / plot sub-divisions, and as such each must be considered against whether the development meets the criteria of the other policies.

- 6.5 Furthermore, paragraph 58 of the NPPF sets out that planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

- 6.6 Reference is made within several representation letters to the Heath Common Village Design Statement (1999) and policy DC15 (Heath Common and West Chiltington Character Areas). This policy (DC15) stated that planning permission would only be granted for proposals which retained the unique character of the area, which was further noted to be predominantly low density development set in woodlands and commons.

Policy DC15 was one of the policies within the General Development Control Policies Development Plan Document (2007), which has since been replaced by the Horsham District Planning Framework 2015, and thus is no longer a material planning consideration. However, HDPF policies 32, 33 still require any proposed development to complement locally distinctive character and therefore this is still a strong consideration.

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- 6.7 It is noted, however, that a policy has been included within the Storrington, Sullington and Washington Neighbourhood Development Plan to addresses localised design criteria:

Policy 16: Design

The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the Storrington & Sullington Parish Design Statement and Washington Parish Plan, and of the South Downs National Park.

- 6.8 The Storrington & Sullington Parish Design Statement, as referred to in Policy 16, was adopted as supplementary planning guidance by HDC in 2010. The Washington Parish Plan was published by the Parish Council in 2004 and the Heath Common Village Design Statement was adopted by HDC in 1999. These documents help define the specific characteristics of their respective areas, including the designated Conservation Areas, to inform the design of planning applications and the Consideration of those applications by HDC and will be incorporated into any reviews of the Neighbourhood Plan.
- 6.9 At this stage, it should be noted that the policies within the Neighbourhood Plan (NP) carry limited weight as they have not been progressed to Referendum, although the intentions of policy 16 within the NP are recognised, requiring new proposals to reflect the architectural and historic character and scale of the surrounding buildings and landscape.
- 6.10 Furthermore, the Heath Common Village Design Statement (HCVDS) seeks to minimise the impact of traffic on the character of the lanes, which are noted to be without pavements and used by vehicles and pedestrians alike. As such, one of the criteria is that the character of the Lanes be maintained. Proposals to remove or alter hedges, banks, fences or verges are not acceptable, according to the HCVDS. This document also carried limited weight, as it is a guidance document only.
- 6.11 Turning to the assessment of the proposed plot sub-division, proposed development and the likely impact on the area's character, it is noted that the site would not be readily appreciated from the private lane, and would be accessed along a shared driveway, replicating the use of shared driveways that are common in the area and reflecting the patchwork pattern of development that has evolved in this area with numerous examples of 'backland / infill development'.
- 6.12 The resulting plot, although smaller than the host site 'Little Thatch' after development, would correspond to other plots in the locality, such as 'Hamfield', 'Bethany', 'Heatherdale' and 'Oakwoods'. The proposed development would provide for a qualitative area of private amenity space, achieving a garden depth of some 21m, and providing off-street parking to both the host dwelling and the new development.
- 6.13 Furthermore, the use of a contemporary flat roofed and Cedar-clad structure achieves a subtle addition to the patchwork development in the area that has evolved, and continues to evolve. The use of Cedar cladding and a low-pitch contemporary design is noted at 'Laneside' opposite the application site, whilst the use of large expanses of glazing and flat-roof is evident further to the north along Veras Walk at 'Downs View'. Other properties will continue to be extended and re-clad and be subject to other alterations and modernisations which result in changes to the original pre-war fabric of development along Veras Walk.

- 6.14 In conclusion, the proposed design is considered to echo the original modestly-proportioned dwellings of Veras Walk, whilst the use of Cedar cladding would not appear unduly out of character, owing to the very wide ranging architectural styles and character features found in the immediate area. The site would retain a large proportion of its boundary hedgerow and screening, and would introduce new landscaping opportunities to the public frontage. Furthermore, the proposed new dwelling would not unduly impact on the public-facing street-frontage of Veras Walk, as it would be set behind existing dwellings

Neighbour Impact

- 6.15 Policy 33 of the HDPF (2015) seeks to avoid unacceptable harm to neighbouring amenity. Officers acknowledge a number of comments raised by neighbouring properties including additional noise owing to proximity of the dwelling and the location of new parking area, loss of privacy, light intrusion arising from the new driveway, invasive character of new dwelling on outlook.
- 6.16 The siting of the proposed new dwelling, along with its height and massing, and location of habitable / clear-glazed windows are not considered to result in an adverse level of harm to the occupants of the host dwelling Little Thatch. Furthermore, the proposed development would not lead to detrimental harm to the occupants of Chilworth to the south-east on account of the siting, single-storey nature, orientation and general distance between the proposed development and adjacent property. Similarly, there would be no adverse harm occurring to the occupants of West Winds or Woodcote, both to the east, on account of the boundary screening, the intervention of the access drive serving these adjacent properties and the height and position of habitable windows to the proposed development.
- 6.17 The immediately adjacent property to the north of the boundary, where some screening and an existing greenhouse would be removed to facilitate the proposal, is Pinehurst. Original planning drawings indicate a flank door to a utility room and a secondary window to the breakfast room of the adjacent dwelling, both of which face onto the newly created front 'yard' of the proposed dwelling. Whilst the distance, angle of off-set and proposed height of the new dwelling is not considered to impact adversely on light, outlook and privacy of the adjoining property, there is some concern regarding the proximity of the forecourt parking area to the adjacent amenity area.

Accordingly, an amendment to the forecourt layout of the proposed new dwelling has pulled the parking area back from this northern boundary, thus alleviating any adverse and direct impact. Furthermore, the existing greenhouse, located alongside and abutting the common boundary would be removed as part of this proposed development.

- 6.18 Further reference is made to the potential for headlights shining into the front windows of properties situated on the western side of Veras Walk, particularly at the new and amended driveway intersection. Some impact would already occur to the occupants of the replacement dwelling at Laneside, on account of its siting, nature of the glazed windows to the front and new elevated position in relation to the lane. The concern regarding light intrusion arising from potential headlights is noted. However, the potential issue would be intermittent and would not lead to a level of sustained harm that would warrant a reason for refusal on its own grounds.

Trees, Biodiversity & Landscaping:

- 6.19 The site adjoins an area which is subject to a group Tree Preservation Order, made in 1985 and covering 'several trees of whatever species in the area'.

However, the trees within the application site are not subject to any level of protection and can be pruned and felled at the current owner's discretion, including the tall conifer trees along the front boundary.

- 6.20 An Arboricultural Impact Assessment has been submitted with the application. This document, the site and the adjacent area of protected trees have been assessed by the Council's Arboricultural Officer. Accordingly, it has been found that the Arboricultural Impact Assessment is compliant with the relevant British Standard in relation to trees. Furthermore, the trees set to be removed as part of the proposed development are not found to be worthy of being included within a new Tree Preservation Order, and their removal is considered to have no adverse long-term effect on the character and amenities of the area. Neither would the proposed development lead to any inappropriate post-development pressures on retained tree stock.
- 6.21 Amendments have been sought to increase the landscaping potential at the front of the site, alongside the shared driveway. These amendments create an additional landscaping strip between the application site and the neighbouring driveway and help to re-address the loss of front boundary planting to the site.

Parking, Traffic and Highways

- 6.22 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 4 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds where the residual cumulative impacts of development are severe'.
- 6.23 Accordingly, the Highways Authority have assessed the proposed development on highway capacity, safety, and policy grounds. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. As there are a large number of dwellings within this estate the Local Highway Authority does not regard the impact of an additional dwelling as severe, and subject to appropriate supply of secure cycle storage, the proposal would satisfactorily accord with paragraph 32 of the National Planning Policy Framework, and local policies.
- 6.24 In terms of proposed parking levels at the property, it is noted that the development would provide for parking and turning space within the property for two vehicles. This would also be the situation for the host property and the provision of the new replacement garage.

Other Issues

- 6.25 The site is not designated as being within an area at risk of flooding, according to the Environment Agency. This applies equally to identified surface water flooding risks as well as risks associated with rivers. The use of permeable surfacing to the new driveway would assist in alleviating any adverse surface water run-off during wet weather. For clarification,

ITEM A03 - 11

the term 'permeable' surfacing applies to a number of different materials and construction techniques, but which all are capable of reducing or slowing excessive surface water run-off.

- 6.26 Reference has been made to the appeal decision at Patuca, Bracken Lane (DC/15/1679), and a proposal for a large 5-bed, detached, two-storey house at the side of the host dwelling, and fronting the lane.

In reaching his conclusions, the Inspector noted that the proposal reflected the average built density of the locality, and would accord in principle to the policies as it lies within the built-up area. However, the proposal was dismissed on account of the following:

"In the context of the immediately surrounding housing, the proposal would not reflect the character of well-proportioned dwellings set in spacious plots. The dwelling would be of bulky proportions, providing for the appearance of substantial mass, and due to the relatively short distances to the boundary to either side, would appear cramped and visually over-dominant in comparison with the spacing and design of the nearby surrounding housing."

- 6.27 By contrast, another appeal decision dated 24th May (DC/15/0756), also in a low-density residential area of Storrington, allowed an infill dwelling on a backland plot. In this instance, the Inspector found that:

"The footprint and scale of the illustrative proposals may be larger than that of the host dwelling and some other dwellings in the vicinity, but there is a variety in the size and scale of surrounding dwellings and some are larger than that shown."

The Inspector also noted that the host and proposed dwellings are hidden behind other properties when viewed from Melton Avenue and that gaps between dwellings in the locality varied.

- 6.28 Whilst it is noted that the latter property does not fall within the Heath Common area, it is also noted that neither the HCVDS document, nor the Parish Design Statement, were referred to.

There are sufficient differences between the current application and the quoted appeal decision to warrant a differing view being taken on the development.

Conclusion

- 6.29 In conclusion the proposal has been considered within the context of the NPPF and the presumption in favour of sustainable development, and Local Policies set out within the Horsham District Planning Framework (2015). Officers consider that the proposal would lead to an acceptable form of development and would not lead to material harm in terms of its impact on the residential amenities of neighbouring properties and the character of the surrounding area.

7. RECOMMENDATIONS

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

- 1 Approved plans list

ITEM A03 - 12

- 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 No development above slab level, including the replacement garage, shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: 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).

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

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

- 5 Full details of means of surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained in accordance with Policy 38 of the Horsham District Planning Framework (2015).

- 6 Full details of the permeable driveway surfacing shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained in accordance with Policy 38 of the Horsham District Planning Framework (2015).

- 7 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and in accordance with policies 35 and 40 of the Horsham District Planning Framework (2015).

ITEM A03 - 13

8 No development, including works of any description, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, shall take place until the following preliminaries have been completed in the sequence set out below:

(a) All required arboricultural works, including permitted tree felling and surgery operations and above ground vegetative clearance within such areas set out for development as indicated on the approved site layout drawing to be completed and cleared away;

(b) All trees on the site targeted for retention, as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. No alterations or variations to the approved tree works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A and E of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

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

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

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

11 No burning of materials in connection with the development shall take place on the site.

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

NOTE TO APPLICANT

Please be advised that there are conditions on this notice that will require formal discharge. In order to secure the discharge you will need to submit an "Application for approval of details reserved by condition" application form and pay the appropriate fee, guidance and the forms can be found at www.planningportal.gov.uk/planning/applications/paperforms

NOTE TO APPLICANT

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE TO APPLICANT

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

NOTE TO APPLICANT

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

NOTE TO APPLICANT

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

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for the adoption by any public or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

Yes

Plans list for: DC/16/1252*(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)*Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2.01 B	01.06.2016
Roof plan	Layout	2.02 C	03.08.2016
Design & Access Statement		NONE	01.06.2016
Supporting Statement	Planning	NONE	01.06.2016
Supporting Statement	Arboricultural method	NONE	01.06.2016
Supporting Docs	Arboricultural impact assessment	NONE	01.06.2016
Supporting Docs	Highway access report	NONE	01.06.2016
Supporting Docs	Arboricultural survey	NONE	01.06.2016
Plans	Proposed access	2.05 B	03.08.2016
Plans	Topographical survey	1.01 A	01.06.2016
Elevation & Floor plan		2.04 C	03.08.2016
Elevation & Floor plan	Garage	2.03 A	01.06.2016

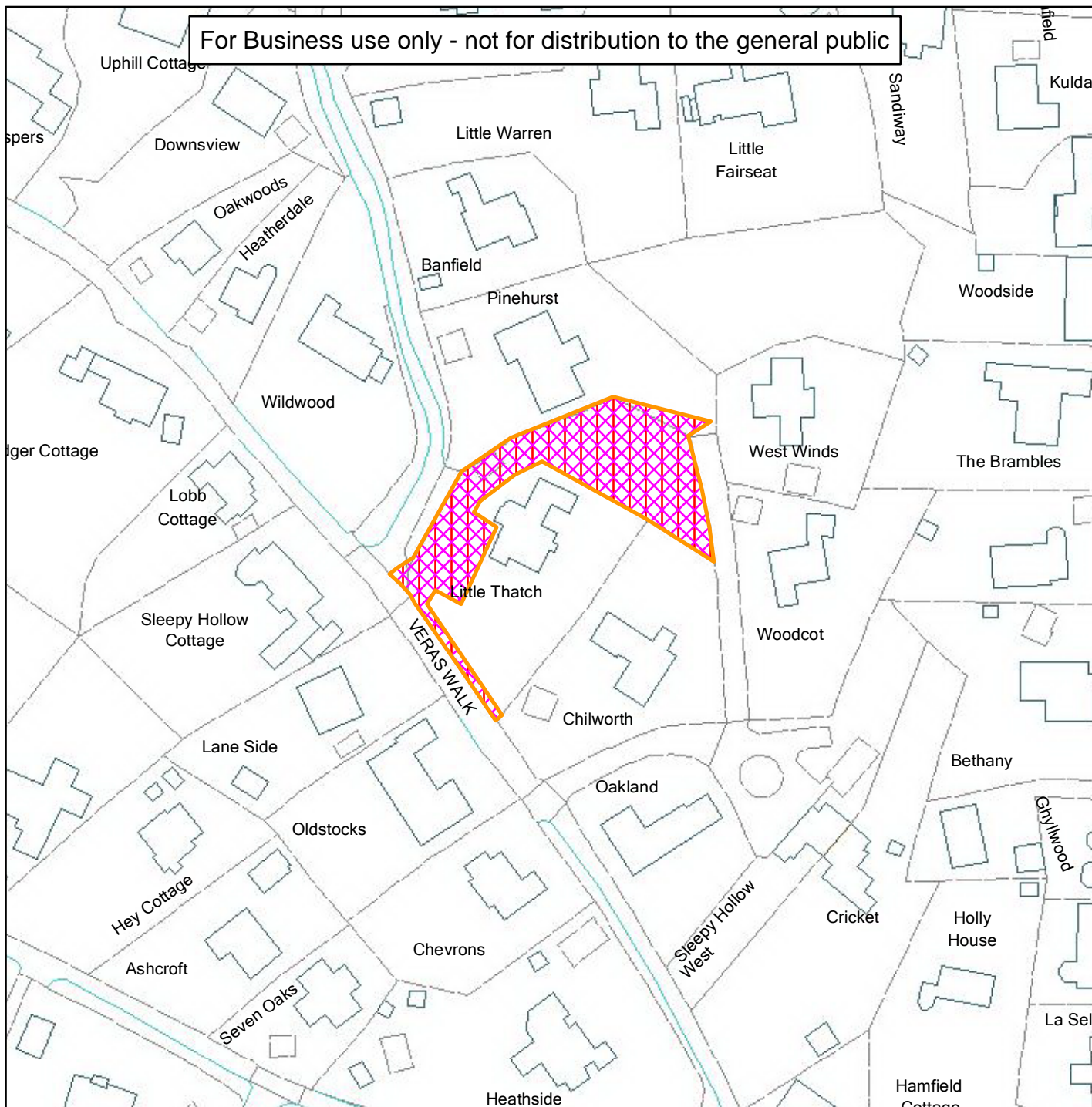
Background Papers: DC/16/1252

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Little Thatch

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Scale: 1:1,250

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Date	05/10/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)
BY: Development Manager
DATE: 18 October 2016
DEVELOPMENT: Creation of new access to serve an existing vineyard
SITE: Land West of Nutbourne Lane Nutbourne Lane Nutbourne Pulborough
WARD: Pulborough and Coldwaltham
APPLICATION: DC/16/1564
APPLICANT: Mrs Ticehurst

REASON FOR INCLUSION ON THE AGENDA: 5 letters of objection have been received within the statutory consultation period, contrary to the Officer's recommendation.

RECOMMENDATION: To grant planning 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 creation of a new gated vehicular access on Nutbourne Lane, which would facilitate access to an existing vineyard located in the north-western corner of the site. The development would result in the excavation of a small area of the raised bank bounding the field, approximately 4m in length, with a levelled access route to the existing right of way that crosses the site. The existing gated access to the north-eastern corner of the site, which forms part of a public right of way, would be removed and re-landscaped, but would still be accessible to pedestrians.

DESCRIPTION OF THE SITE

- 1.2 The application relates to an existing 1.2 acre vineyard sited within an 11.1 acre plot, which is raised above street level, and includes a heavily foliated western boundary. The site is located outside of any defined built-up area, within the open countryside, approximately 1km north of Nutbourne Village. The surrounding area is rural in character, composed of vast open agricultural fields and neighbours a separate vineyard to the north.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 National Planning Policy Framework (2012)
NPPF1 - Building a Strong, Competitive Economy
NPPF3 - Supporting a Prosperous Rural Economy
NPPF7 - Requiring Good Design
- 2.3 National Planning Policy Guidance (2014)

RELEVANT COUNCIL POLICY

- 2.4 The following policies of the Horsham District Planning Framework (2015) are considered to be relevant:
HDPF1 - Strategic Policy: Sustainable Development
HDPF2 - Strategic Policy: Strategic Development
HDPF7 - Strategic policy: Economic Growth
HDPF10 - Rural Economic Development
HDPF 26 - Strategic Policy: Countryside Protection
HDPF33 - Development Principles
HDPF40 - Sustainable Transport

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Pulborough Parish Neighbourhood Planning Document – Designated (Regulation 5 and 6)
The application site has not been identified as a possible site allocation.

PLANNING HISTORY

None

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

OUTSIDE AGENCIES

- 3.2 **West Sussex County Council Highway Authority** No Objection – the LHA considers that the existing access includes substandard visibility which is constrained by poorly maintained third party land to the north, and that the proposed access would signify a marked improvement. 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 32), and advises that there are no transport grounds to resist the proposal.
- 3.3 **West Sussex County Council Public Rights of Way** No Objection – the Public Rights of Way Team do not object to the proposal, but stipulates that the public footpath should be retained in its same place, and should not be obstructed or restricted in any way as part of the proposed works.

PUBLIC CONSULTATIONS

- 3.4 **Pulborough Parish Council** – Objection. The Parish supports local concern over the purpose of the application, and has stated that improving the existing access would be a more viable option.
- 3.5 Five letters of representation have been received objecting to the proposal on the following grounds:
- Inappropriate for proposed use
 - Significant operational construction for a small vineyard
 - Proposed access would divide the field, resulting in unsuitable use for future agricultural works
 - Congestion on street and nearby village during construction of the development
 - Reduced stability of the existing bank
 - No requirement for additional access
 - Adverse visual impact

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 principal issues in the determination of the application are:
- a) Visual impact within countryside
 - b) Highway safety
 - c) Rural economic development
- 6.2 The site is located outside of any defined built-up area, approximately 1km north of Nutbourne Village. Therefore, the site is located within the open countryside, in which the Council's countryside protection policy would be applied. Policy 26 of the Horsham District Planning Framework states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Proposals must be of a scale appropriate to its countryside character and location and will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside.

Visual Impact

- 6.3 In regards to the resulting appearance of the development, policy 33 of the Horsham District Planning Framework states that developments should be required to be locally distinctive in character of the surrounding character, and favours the retention of existing important landscape and natural features, such as trees, banks, hedges, and watercourses. Development must relate sympathetically to the local landscape and should justify and mitigate against any losses that may occur through the development.

- 6.4 The proposed vehicular access would be formed within a sloped bank to the western side of Nutbourne Lane, and would be located to the south of the existing access. The new access is to be constructed to bellmouth specification with dimensions of 4.1 metres and 6 metre kerb radii. The access track is to be 4.1 metres in width and any gates would need to be setback 10 metres to enable a long vehicle to wait off highway. A turning area should be made available within the site. In order to facilitate the creation of the access, part of the existing bank would be required to be excavated. The existing gated vehicular access is proposed to be blocked, and infilled with similar planting currently present on the bank – a small entrance of the access would be retained for pedestrian access. Approximately 4.2m of the existing split timber fence within the field would be removed to facilitate the new surface.
- 6.5 In regard to the visual impact of the development, it is considered that the proposed access would be appropriately sited, and for which an acceptable amount of material would be removed and would thus not damage the appearance or character of the rural setting. Whilst some vegetation would be lost, this would be offset by the inclusion of additional planting in place of the existing gated access to the north east corner of the site. In this respect, the proposed scale and appearance of the development is not considered to adversely affect the landscape or rural setting of Nutbourne Lane, and is therefore considered in accordance with policy 33 of the HDPF.
- 6.6 The proposed access is considered acceptable in principle, and conditions are attached to requires additional information relating to landscaping and surface materials.

Transport Issues

- 6.7 Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. Dispersed rural settlements, coupled with the limited access to public transport, results in a population that is highly reliant on the use of cars. The need for sustainable transport and safe access is vital to improve development across the district.
- 6.8 Local concern has been raised with regards to the safety of the proposed new gated access. The vineyard currently generates approximately 2-4 daily vehicle movements from the existing access to the north-west corner, which opens on to Nutbourne Lane. The street is subject to a national speed limit (60mph). A Road Safety Audit was undertaken, which revealed that traffic typically moves past the site at approximately 26.6mph (average). The Local Highway Authority (LHA) has concluded that the visibility from the proposed access would be more than satisfactory, and a marked improvement compared to the existing arrangement. Further to this, the observed traffic speeds for the south bound traffic demonstrates that vehicles are likely to travel below the 60mph speed limit.
- 6.9 Due to the relatively low traffic in and out of the site per day, which is not considered irregular for a rural location, coupled with the satisfactory visibility from the new access, WSCC Highways does not consider that the proposal would have a severe impact on the operation of the highway network, and advise that there are no transport grounds to resist the proposal. It is noted that the Highways Officer has identified that the visibility could be constrained by the surrounding foliage. Therefore, a condition is attached relating to maintaining the access free from obstruction, in order to achieve the maximum visibility.
- 6.10 The existing gated access and pathway through the site forms part of a Public Right of Way. Part of the existing access would remain open in order to facilitate pedestrian access to the right of way. The West Sussex County Council Public Rights of Way Team do not object to the proposal, providing that the existing pathway would be retained and not be obstructed or restricted during the construction of the access, and following completion of works. Therefore, a condition is attached to ensure that the pathway would be maintained.

Rural Economic Development

- 6.11 Policy 10 of the Horsham District Planning Framework relates to rural economic development, and states that enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social, and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity, will be supported in principle. Any development should be appropriate to the countryside location.
- 6.12 The existing vineyard has been operating for approximately 7 years on a one acre plot, which contains 900-1000 vines. The grapes are grown on the site, picked, and transported to Worthing where they are processed into sparkling wine. A statement submitted with the application indicated that expansion of the vineyard is planned, which looks to include a further 2 acres of vineyard. The principle of the expansion of the enterprise is considered to contribute to the wider rural economy, which would be suitably contained with the rural setting.
- 6.13 The proposed new gated access would facilitate a safer access with improved visibility, compared to the existing arrangement. Given that the potential expansion of the enterprise may result increased use of the access, it is considered that the requirement of the improved entrance to the site would be justified. With this and the above in mind, the proposal is considered in accordance with policy 10 of the HDPF.

Conclusion

- 6.14 The application has been proposed in order to provide an improved vehicular access to the site, which would ensure enhanced visibility on the street. Given the proposal's siting and modest scale, it is not considered that it would have a detrimental impact on the character or setting of the site's rural location, and is therefore considered acceptable. The principle of the proposal is reinforced by the Council's rural economic development policies, and would positively contribute to the wider rural economy. Furthermore, there are no transport grounds to resist granting permission for the proposal.

7. RECOMMENDATIONS

- 7.1 That the application be approved, subject to the following conditions and informative:
1. 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.
 2. No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes to be used for the proposed access have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.
Reason: 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).
 3. No part of the development shall come into use until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

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

4. No part of the development shall come into use until such time as the existing vehicular access onto Nutbourne Lane has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

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

5. No part of the development shall come into use until visibility splays of 2.4 metres by 26 metres and 2.4 metres by 36 metres have been provided at the proposed site vehicular access onto Nutbourne Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

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

6. The existing Public Right of Way footpath will be retained in situ, and shall not be obstructed or restricted in any way during construction, and subsequent to the completion of works. The path must remain open and accessible at all times, unless a temporary closure is required for the purpose of protecting public safety.

Reason: In the interest of public amenity and safety, and public enjoyment of the existing Public Right of Way footpath

7. No part of the development shall come into use until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

INFORMATIVE

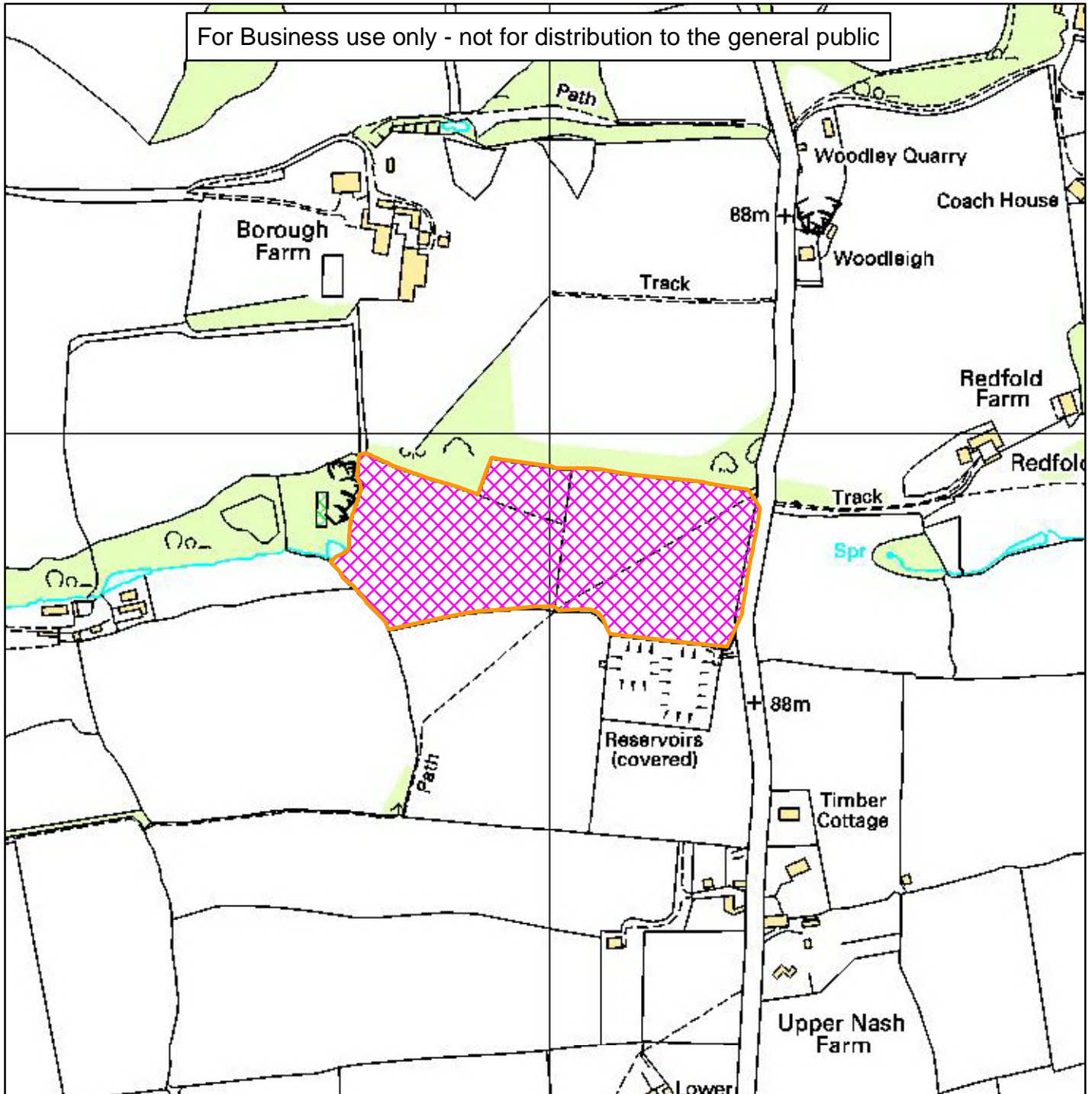
The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Background Papers: DC/16/1564



Land West of Nutbourne Lane

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Scale: 1:5,000

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Comments	
Date	05/10/2016
SA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)

BY: Development Manager

DATE: 18 October 2016

DEVELOPMENT: Proposed alterations to existing bungalow and garage to form a two-storey chalet bungalow with integrated garage

SITE: Banavie Lordings Lane West Chiltington Pulborough

WARD: Chanctonbury

APPLICATION: DC/16/1147

APPLICANT: Mr Michael Mason

REASON FOR INCLUSION ON THE AGENDA: Number of representations received contrary to officer recommendation

RECOMMENDATION: To grant planning permission.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the erection of roof extensions and various roof alterations to the existing bungalow to facilitate the creation of a chalet bungalow. The proposal would represent an overall increase in ridge height compared to the existing bungalow of 1.3m. As part of the alterations to the roof it is proposed to erect barn end and hipped extensions as well as the creation dormers and installation of rooflights to all elevations.
- 1.2 It is also proposed to demolish an existing detached garage to the side of the property and erect a single storey side extension utilising a similar footprint, erect a single storey rear extension and a rear canopy extension facilitating the creation of a loggia. An integral garage would be created to the side north western elevation. It is also proposed to erect a pitched roof porch canopy over the existing main entrance to the property. An existing single storey side conservatory would be removed as part of the development of the property. The application has been amended during the consideration of the application due to officer concerns regarding the scale and bulk of the proposal and potential impact on neighbouring properties.
- 1.3 The amendments include the reduction in the overall height of the proposed chalet bungalow, with a reduction of 0.85m. The original scheme involved roof extensions with pitches at an angle of 50 degrees. The amended scheme has reduced the angle of the

ITEM A05 - 2

itches to 45 degrees, thus resulting in a reduction in height and a design which is considered to more appropriate in the context of the street scene.

DESCRIPTION OF THE SITE

- 1.4 The application site relates to a detached bungalow located on the south-western side of Lordings Lane which is a private road located within the built up area of West Chiltington Common. The private lane is accessed via Haglands Lane to the north and Smock Alley to the south. The bungalow is composed of stone walls, UPVC fenestration and tiled roof and the application site benefits from an existing detached garage, a front driveway/parking area and a large rear garden. The surrounding area is characterised by detached bungalows and dwellings which differ in terms of design, built form and positioning within their individual curtilages. The adjoining properties to the north-west and south-east respectively are also bungalows with the application site located at a slightly elevated position when compared to the adjoining properties.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 NPPF 7 – Requiring Good Design

RELEVANT COUNCIL POLICY

- 2.3 HDPF 33 - Development Principles

- 2.4 Neighbourhood Planning Status – Status – West Chiltington Parish has been designated as a Neighbourhood Development Area as of February 2014.

2.5 PLANNING HISTORY

WC/53/67	Bungalows & double garage (From old Planning History)	REF
WC/9/68	2 bungalows & double garages (From old Planning History)	PER
WC/6/54	Site for dwelling (From old Planning History)	PER
WC/6/66	2 detached dwellings (From old Planning History)	PER
WC/6/89	Surgery on 2 oak trees (From old Planning History)	PER
WC/45/90	Conversion of integral garage to residential and erection of new double garage and conservatory Site: Banavie Lordings La West Chiltington	PER
DC/08/2461	Surgery to 1 Oak tree (Oak Ridge House) and 1 Oak tree (Banava)	PER
DC/13/0438	Surgery to 3 x Oak trees	PER
DC/16/1147	Proposed alterations to existing bungalow and garage to form a two-storey chalet bungalow with integrated garage	PDE

3. OUTCOME OF CONSULTATIONS

- 3.1 When consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk
- 3.2 West Chiltington Parish Council – Objection to the proposals on the grounds it is considered to be an incongruous over-development of the site.

PUBLIC CONSULTATIONS

- 3.3 Nine letters of objection were received following the initial consultation on the original scheme and seven letters of objection were received following amendments to the scheme and re-consultation. Overall, these objections were received from ten separate households within the given consultation periods. The nature of the objections are based on the following –
- Overdevelopment of site
 - Impact on neighbouring amenity in terms of loss of privacy and overbearing impact
 - Design of the proposal not in keeping with the surrounding
 - Transport and parking implications of development
 - Impact on the private lane

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 area
 - The amenities of the occupiers of adjacent properties
- 6.2 Policy 33 of the Horsham District Planning Framework relates to improving the quality of new development. It confirms that high quality and inclusive design will be required for all development across the district. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Design & Appearance

- 6.3 Policy 33 of the Horsham Development Framework states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties.
- 6.4 The revised scheme for the provision of a chalet bungalow would facilitate the creation of an additional bedroom and relocated and enlarged bedrooms from the ground floor to within the newly formed habitable roof space. At ground floor level, the relocation of the bedrooms would facilitate the creation of additional and enlarged living space as well as an integral garage. An existing detached garage would be removed to facilitate the erection of a single storey side extension. As part of the development of the property it is also proposed to erect a gabled pitched roof front porch canopy over the existing main entrance, a gabled pitched roof rear canopy creating a loggia and a single storey rear extension facilitating the creation of an enlarged kitchen.
- 6.5 The proposed roof extensions and alterations would comprise of various hipped extensions incorporating the creation of dormers and insertion of rooflights to all elevations. Front and rear barn end roof extensions would be positioned to the north/north-western side of the property with an additional hipped roof extension to the centre of the proposed chalet bungalow. The proposed roof alterations would result in an overall increase to the maximum ridge height of 1.3m.
- 6.6 As part of the development of the property, an existing detached garage positioned to the south-eastern side of the existing bungalow would be demolished, with a single storey side extension proposed in this location which would project from the side south-eastern wall of the host property by 6m. The proposed single storey side extension would also incorporate a hipped roof which would be set down from the maximum ridge height of the proposed chalet bungalow which would adhere to key criteria set out within the Council's Design Guidance for House Extensions.
- 6.7 As a result of the side extension works to the south-eastern elevation and removal of existing side conservatory to the north-western elevation, the separation distances to the adjoining properties to each side would increase. The distance to the adjoining building to the south-east, Holly Hill, would increase from 9m to 10m and the distance to the property to the north-west, Combers, would increase from 9.5m to 13m at the closest points respectively.
- 6.8 Although the application site is set within a defined built up area, the make-up of Lordings Lane provides a rural feel with mature hedging and vegetation present between properties and to front boundaries and the proposed materials to be used for the development would reflect this. The decorative stone to the principal elevations would be preserved with the UPVC fenestration to the property replaced with timber framed fenestration. This alteration is considered to be acceptable and would be in keeping with the surroundings.
- 6.9 Overall, it is considered that the proposed development of the property, taking into account the scale of the plot and the varying nature of the properties within Lordings Lane, that the proposed works are appropriately designed and scaled and would not have a detrimental impact on the surrounding area, in accordance with Policy 33 of the Horsham District Planning Framework.
- 6.10 This would be further enhanced by the proposal to plant additional hedging along the front, north-eastern boundary. Although the proposal would be visible from a public vantage point, the provision of additional boundary treatments would ensure that the proposed chalet bungalow would not be overly prominent within the street scene.

Impact on Amenity

- 6.11 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. Given the revisions to the scheme, no issues of overlooking, overshadowing, or overbearing is envisaged to the adjoining and neighbouring properties. The proposed extension works to the roof have been designed to ensure that roof mass is not concentrated to the sides of the chalet bungalow, thus reducing any potential impact on neighbours.
- 6.12 It is proposed to install 2no dormer windows which would face north-west towards the south-eastern elevation of the neighbouring property at Combers. The proposed dormer windows would serve an en-suite bathroom and dressing room respectively. The application does not state whether the proposed windows would be obscure glazed. However the glazing along with the proposed method of opening of the dormer windows will be controlled by way of condition in order to ensure the amenity of the adjoining property at Combers is preserved. With this provision in place and taking all other aspects into account, it is considered that the proposed works would be acceptable on amenity grounds.

7. RECOMMENDATIONS

It is recommended that planning permission is granted subject to the following conditions -

- 1 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.

- 2 The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

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

- 3 The proposed dormer windows to be installed at first floor level to the north-western elevation of the building shall at all times be glazed with obscured glass precise details of which, together with details of any opening, shall be submitted to and approved by the Local Planning Authority in writing before installation. The approved glass and any agreed opening details shall be maintained at all times.

Reason: To protect the amenities and privacy of the adjoining properties in Lordings Lane West Chiltington and in accordance with policy 33 of the Horsham District Planning Framework.

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- 4 No works or development shall take place unless and until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

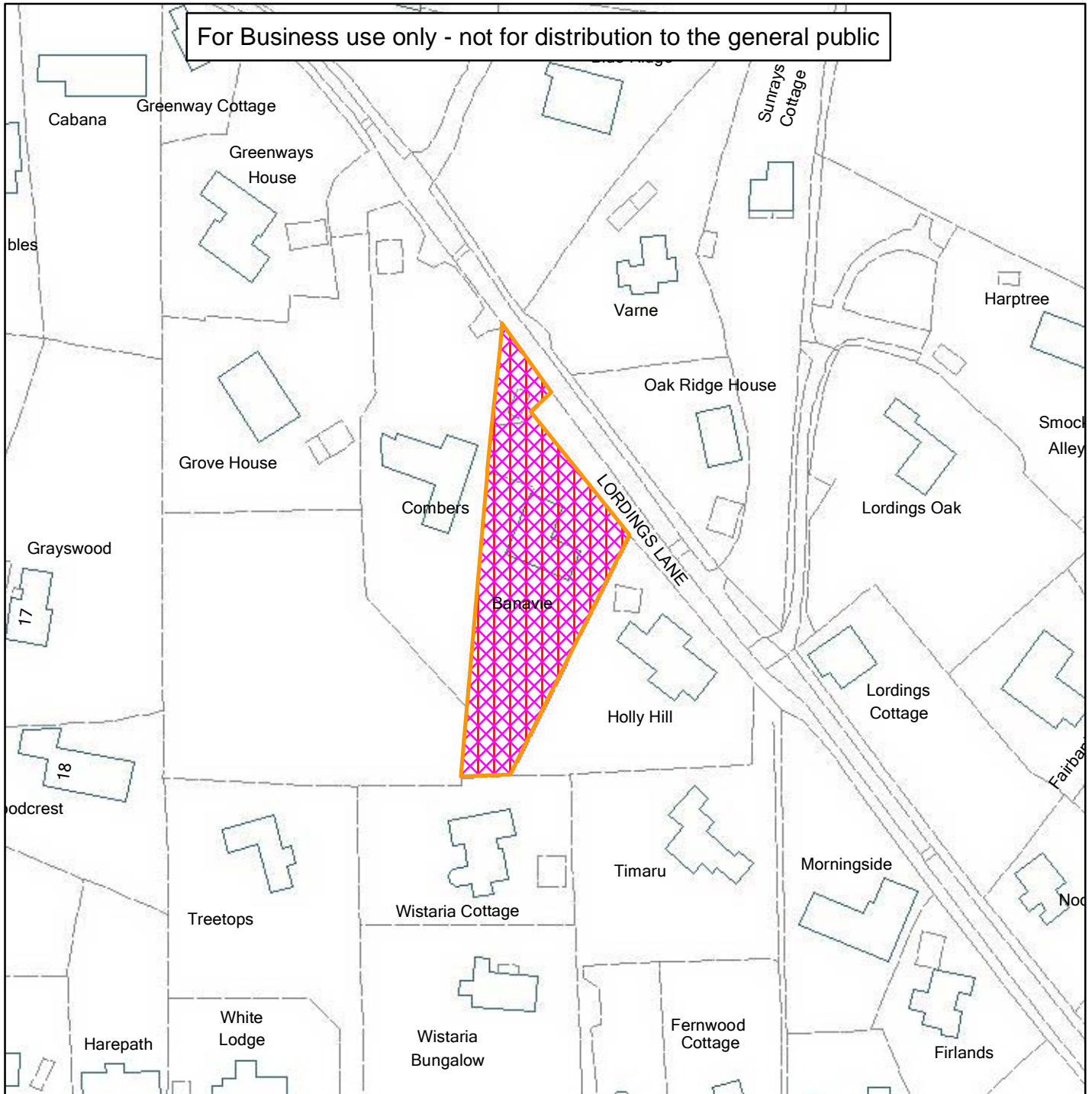
Background Papers: DC/16/1147

Case Officer: Oguzhan Denizer



Banavie

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Organisation	Horsham District Council
Department	
Comments	
Date	05/10/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)

BY: Development Manager

DATE: 18 October 2016

DEVELOPMENT: Erection of a two storey rear extension to form new kitchen and living space and bedroom above. Alterations to existing building to replan bedroom at ground floor and provide shower room at first floor (Householder)

SITE: Shaw Cottage Blackstone Lane Blackstone Henfield

WARD: Bramber, Upper Beeding and Woodmancote

APPLICATION: DC/16/1803

APPLICANT: Mr Keith Toogood

REASON FOR INCLUSION ON THE AGENDA: More than 5 letters of support have been received.

RECOMMENDATION: To refuse planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission for a two storey extension to the later barn addition. The proposed extension would incorporate a two storey element to the east and flat roof addition to the south.
- 1.2 The two storey extension would extend 6m from the eastern elevation with a first floor addition within the existing cat-slide out-shut to a depth of 2.5m and a width of 4m. The proposed two storey extension would incorporate a full height glazed link to separate the main structure from the existing barn, and would incorporate a half-hipped roof extending to an overall height of 7.4m.
- 1.3 A single storey flat roof addition is also proposed, extending from the two storey addition by an additional depth of 2.2m and width of 6m. The single storey flat roof addition would extend to an overall height of 2.5m.
- 1.4 The proposal would incorporate horizontal feather edged cladding to the cat-slide out-shut, with lead sheet cladding to the first floor walls of the two storey extension. Full height glazing would be provided to the north and east elevations, with plain clay tiles to the roof.

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DESCRIPTION OF THE SITE

- 1.5 The application site is a Grade II Listed Building positioned to the east of Blackstone Lane, outside of the designated built up area. The site includes the original Grade II Listed Building, and an attached Sussex barn which was re-located to the site from elsewhere in the District (permission refs: WK/11/00 and WK/12/00).
- 1.6 The Listed element of the application site is a timber framed building with white render infill that sits within a relatively large site bound by mature hedging to the south and west, and post and rail fencing open to the surrounding countryside to the north.
- 1.7 The neighbouring properties are positioned to the south of the site, and are separated by a distance of approximately 30m. These properties are oriented to face away from the site, with mature hedging separating them from the application site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
NPPF7 - Requiring good design
NPPF12 - Conserving and enhancing the historic environment
NPPF14 - Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
HDPF1 - Strategic Policy: Sustainable Development
HDPF2 - Strategic Policy: Strategic Development
HDPF34 - Cultural and Heritage Assets

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 **Henfield Neighbourhood Plan 2015 -2035** (Made April 2016)

Policy 1 – A Spatial Plan
Policy 12 – Design

PLANNING HISTORY

WK/11/00	2-storey extension and glazed link Site: Shaw Cottage Blackstone Lane Blackstone	PER
WK/5/01	Detached garage & store Site: Shaw Cottage Blackstone Lane Blackstone	PER
WK/20/03	Erection of 6 stables,tack room & tractor store Site: Shaw Cottage Blackstone Lane Blackstone	PER
WK/42/03	Vehicular access Site: Shaw Cottage Blackstone Lane Blackstone	PER
WK/1/48	Sectional garage (From old Planning History)	PER

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WK/5/48	Proposed garage and vehicular access (From old Planning History)	PER
DC/04/0060	Erection of garage	PER
DC/04/0644	Change of use of highway verge to residential curtilage	PER
DC/04/2822	Erection of garage/store with storage room above and external staircase	PER

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

- 3.2 Design and Conservation Officer: Objection in principle as the proposal is considered to have an adverse impact upon the special character and built form of the heritage asset.

OUTSIDE AGENCIES

- 3.3 N/A

PUBLIC CONSULTATIONS

- 3.4 Parish Council consulted: No Objection, but request no floodlighting be used and all drainage requirements are met.
- 3.5 Eight letters of support were received, and these can be summarised as follows:
- Proposal would benefit the use of the property
 - No impact upon amenities of neighbours
 - In keeping with the character of the site

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for a two storey extension to the later barn addition, with a single storey flat roof addition to the south. The key considerations are the impact of the proposal on the character, appearance and significance of the Listed Building, and the impact on amenity for occupants of adjoining properties.

Character and appearance

- 6.2 Policy 34 of the Horsham District Planning Framework states that development affecting Listed Buildings and their setting should protect, conserve, and/or enhance the setting and distinctiveness of Listed Buildings, and should seek to reinforce and make a positive contribution to the special character, through appropriate use of materials and building techniques.
- 6.3 The two storey extension would extend 6m from the eastern elevation of the barn, to a total depth of 5.2m, incorporating a full height glazed link to separate the proposed extension from the existing barn, with a half-hipped roof extending to an overall height of 7.4m. A single storey flat roof addition is also proposed, extending from the two storey addition by an additional depth of 2.2m and width of 6m. This would extend in a similar manner to the existing cat-slide out-shut, and would incorporate a flat roof addition that would extend to an overall height of 2.5m.
- 6.4 The proposed form of the extension would be in stark contrast to the vernacular and style of the cottage, and would introduce a number of glazed elements to the north, south and east elevations that are considered to overwhelm the composition and appearance of the utilitarian barn. These features and finishes are not considered to relate contextually with the character and distinctiveness of the barn or host listed dwelling, resulting in a visually discordant addition that would overwhelm the character and local vernacular of the host dwelling.
- 6.5 Whilst it is acknowledged that the proposed design approach is modern, seeking to provide a visual break to the main bulk of the barn, the proposed scale, mass and bulk is considered to be out of context and proportion with the original listed dwelling and its later (barn) addition. This impact would be exacerbated by the proposed materials, which would not reflect the traditional finishes of either the original listed building or later barn extension. The extension would result in an overly large addition which would create a poor and visually harmful contrast with the modest size of the listed building. The proposal would therefore upset the overall composition of the barn, appearing as a disproportionate addition that would result in the further overdevelopment of the already heavily extended principal listed dwelling.
- 6.6 The Design and Access and Heritage Statement submitted states that further ancillary accommodation is required to update the layout and circulation of the original historic cottage. It is contended that the proposal would rationalise the somewhat awkward disposition and relationship of the kitchen to the main living spaces in the barn, with a bedroom at first floor level. Whilst it is acknowledged that the upper rooms of the Listed Building are constrained by the door openings, it is recognised that the dwelling in its existing form benefits from a reasonable level of accommodation which includes 2 x bedrooms, study, snug, and lounge (all of which extend across the host listed dwelling and the later barn addition). There is concern that the realignment of the accommodation would result in the loss of day-to-day facilities within the principal listed dwelling, and the subsequent loss of use to this part of the building and its function as a dwelling
- 6.7 As such, there is an in principle objection to the proposed extension as the proposal is considered to have an adverse, permanent, and irreversible harmful impact upon the special character and distinctiveness of the listed dwelling, contrary to policies 33 and 34 of the Horsham District Planning Framework.

Amenities of the neighbouring properties

- 6.8 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

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- 6.9 The site lies centrally within a substantial plot, bound by mature boundary hedging. The neighbouring properties are positioned to the south of the site, at a distance of approximately 30m and are oriented to face away from the site. Given the siting, distance and orientation of the proposal, it is not considered to materially affect the amenities of neighbouring properties through outlook, loss of light, or privacy, in accordance with policy 33 of the Horsham District Planning Framework.

Conclusion

- 6.10 The proposed two storey extension is considered to have an adverse, permanent, and irreversible harmful impact upon the special character and distinctiveness of the Listed Building, and is not considered to conserve, enhance, or make a positive contribution to, the Listed Building or its setting, contrary to policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

It is recommended that the application be refused for the following reason(s):

- 1 The proposed two storey extension to the later barn addition would be of a design, scale, mass and bulk that would result in an unacceptable, permanent, and irreversible adverse impact upon the special character and distinctiveness of the Listed Building, resulting in an overtly large, disproportionate and visually discordant addition that would contribute to the incremental and cumulative erosion of the immediate setting of the cottage. The proposal is therefore contrary to policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

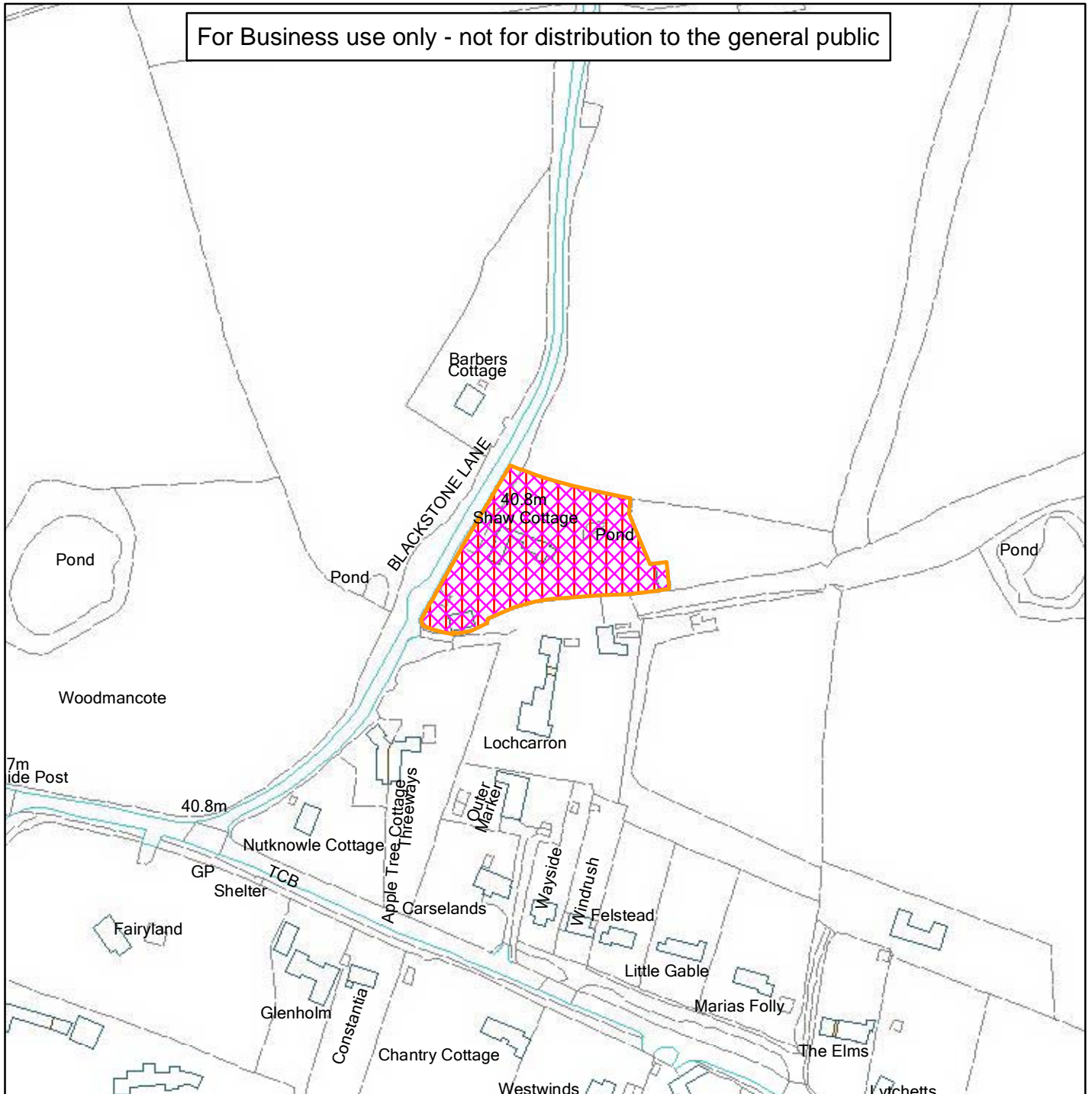
Background Papers: DC/16/1803

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Shaw Cottage

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Organisation	Horsham District Council
Department	
Comments	
Date	05/10/2016
MSA Number	100023865

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**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)

BY: Development Manager

DATE: 18 October 2016

DEVELOPMENT: Erection of a two storey side extension to form new kitchen and living space and bedroom above. Alterations to existing building to replan bedroom at ground floor and provide shower room at first floor (Listed Building)

SITE: Shaw Cottage Blackstone Lane Blackstone Henfield

WARD: Bramber, Upper Beeding and Woodmancote

APPLICATION: DC/16/1804

APPLICANT: Mr Keith Toogood

REASON FOR INCLUSION ON THE AGENDA: More than 5 letters of support have been received.

RECOMMENDATION: To refuse Listed Building Consent

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks Listed Building Consent for a two storey extension to the later barn addition. The proposed extension would incorporate a two storey element to the east and flat roof addition to the south.
- 1.2 The two storey extension would extend 6m from the eastern elevation, to a total depth of 5.2m, with a first floor addition within the existing cat-slide out-shut to a depth of 2.5m and a width of 4m. The proposed two storey extension would incorporate a full height glazed link to separate the main structure from the existing barn, and would incorporate a half-hipped roof extending to an overall height of 7.4m.
- 1.3 A single storey flat roof addition is also proposed, extending from the two storey addition by an additional depth of 2.2m and width of 6m. The single storey flat roof addition would extend to an overall height of 2.5m.
- 1.4 The proposal would incorporate horizontal feather edged cladding to the cat-slide out-shut, with lead sheet cladding to the first floor walls of the two storey extension. Full height glazing would be provided to the north and east elevations, with plain clay tiles to the roof.

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DESCRIPTION OF THE SITE

- 1.5 The application site is a Grade II Listed Building positioned to the east of Blackstone Lane, outside of the designated built up area. The site includes the original Grade II Listed Building, and an attached Sussex barn which was re-located to the site from elsewhere in the District (planning refs: WK/11/00 and WK/12/00).
- 1.6 The Listed element of the application site is a timber framed building with white render infill that sits within a relatively large site bound by mature hedging to the south and west, and post and rail fencing open to the surrounding countryside to the north.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
 - NPPF7 - Requiring good design
 - NPPF12 - Conserving and enhancing the historic environment
 - NPPF14 - Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
 - HDPF1 - Strategic Policy: Sustainable Development
 - HDPF2 - Strategic Policy: Strategic Development
 - HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
 - HDPF28 - Replacement Dwellings and House Extensions in the Countryside
 - HDPF32 - Strategic Policy: The Quality of New Development
 - HDPF33 - Development Principles
 - HDPF34 - Cultural and Heritage Assets

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 **Henfield Neighbourhood Plan 2015 -2035** (Made April 2016)

Policy 1 – A Spatial Plan
Policy 12 – Design

PLANNING HISTORY

- 2.5

WK/12/00	Alterations 2-storey extension and glazed link Site: Shaw Cottage Blackstone Lane Blackstone	PER
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3. OUTCOME OF CONSULTATIONS

- 3.1 When 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

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INTERNAL CONSULTATIONS

- 3.2 Design and Conservation Officer: Objection in principle as the proposal is considered to have an adverse impact upon the special character and built form of the heritage asset.

OUTSIDE AGENCIES

- 3.3 N/A

PUBLIC CONSULTATIONS

- 3.4 Parish Council: No Objection, but request no floodlighting be used and all drainage requirements are met.

Seven letters of support were received, and these can be summarised as follows:

- Proposal would benefit the use of the property
- No impact upon amenities of neighbours
- In keeping with the character of the site

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The application seeks Listed Building Consent for a two storey extension to the later barn addition, with a single storey flat roof addition to the south. The key consideration is the impact of the proposal on the character, appearance and significance of the Listed Building.
- 6.2 Policy 34 of the Horsham District Planning Framework states that development affecting Listed Buildings and their setting should protect, conserve, and/or enhance the setting and distinctiveness of Listed Buildings, and should seek to reinforce and make a positive contribution to the special character, through appropriate use of materials and building techniques.
- 6.3 The two storey extension would extend 6m from the eastern elevation of the barn, to a total depth of 5.2m, incorporating a full height glazed link to separate the proposed extension from the existing barn, with a half-hipped roof extending to an overall height of 7.4m. A single storey flat roof addition is also proposed, extending from the two storey addition by an additional depth of 2.2m and width of 6m. This would extend in a similar manner to the existing cat-slide out-shut, and would incorporate a flat roof addition that would extend to an overall height of 2.5m.
- 6.4 The proposed form of the extension would be in stark contrast to the vernacular and style of the cottage, and would introduce a number of glazed elements to the north, south and east elevations that are considered to overwhelm the composition and appearance of the

ITEM A07 - 4

utilitarian barn. These features and finishes are not considered to relate contextually with the character and distinctiveness of the barn or host listed dwelling, resulting in a visually discordant addition that would overwhelm the character and local vernacular of the host dwelling.

- 6.5 Whilst it is acknowledged that the proposed design approach is modern, seeking to provide a visual break to the main bulk of the barn, the proposed scale, mass and bulk is considered to be out of context and proportion with the original listed dwelling and its later (barn) addition. This impact would be exacerbated by the proposed materials, which would not reflect the traditional finishes of either the original listed building or later barn extension. The extension would result in an overly large addition which would create a poor and visually harmful contrast with the modest size of the listed building. The proposal would therefore upset the overall composition of the barn, appearing as a disproportionate addition that would result in the further overdevelopment of the already heavily extended principal listed dwelling.
- 6.6 The Design and Access and Heritage Statement submitted states that further ancillary accommodation is required to update the layout and circulation of the original historic cottage. It is contended that the proposal would rationalise the somewhat awkward disposition and relationship of the kitchen to the main living spaces in the barn, with a bedroom at first floor level. Whilst it is acknowledged that the upper rooms of the Listed Building are constrained by the door openings, it is recognised that the dwelling in its existing form benefits from a reasonable level of accommodation which includes 2 x bedrooms, study, snug, and lounge (all of which extend across the host listed dwelling and the later barn addition). There is concern that the realignment of the accommodation would result in the loss of day-to-day facilities within the principal listed dwelling, and the subsequent loss of use to this part of the building and its function as a dwelling
- 6.7 As such, there is an in principle objection to the proposed extension as the proposal is considered to have an adverse, permanent, and irreversible harmful impact upon the special character and distinctiveness of the listed dwelling, contrary to policies 33 and 34 of the Horsham District Planning Framework.

Conclusion

- 6.12 The proposed two storey extension is considered to have an adverse, permanent, and irreversible harmful impact upon the special character and distinctiveness of the Listed Building, and is not considered to conserve, enhance, or make a positive contribution to, the Listed Building or its setting, contrary to policy 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

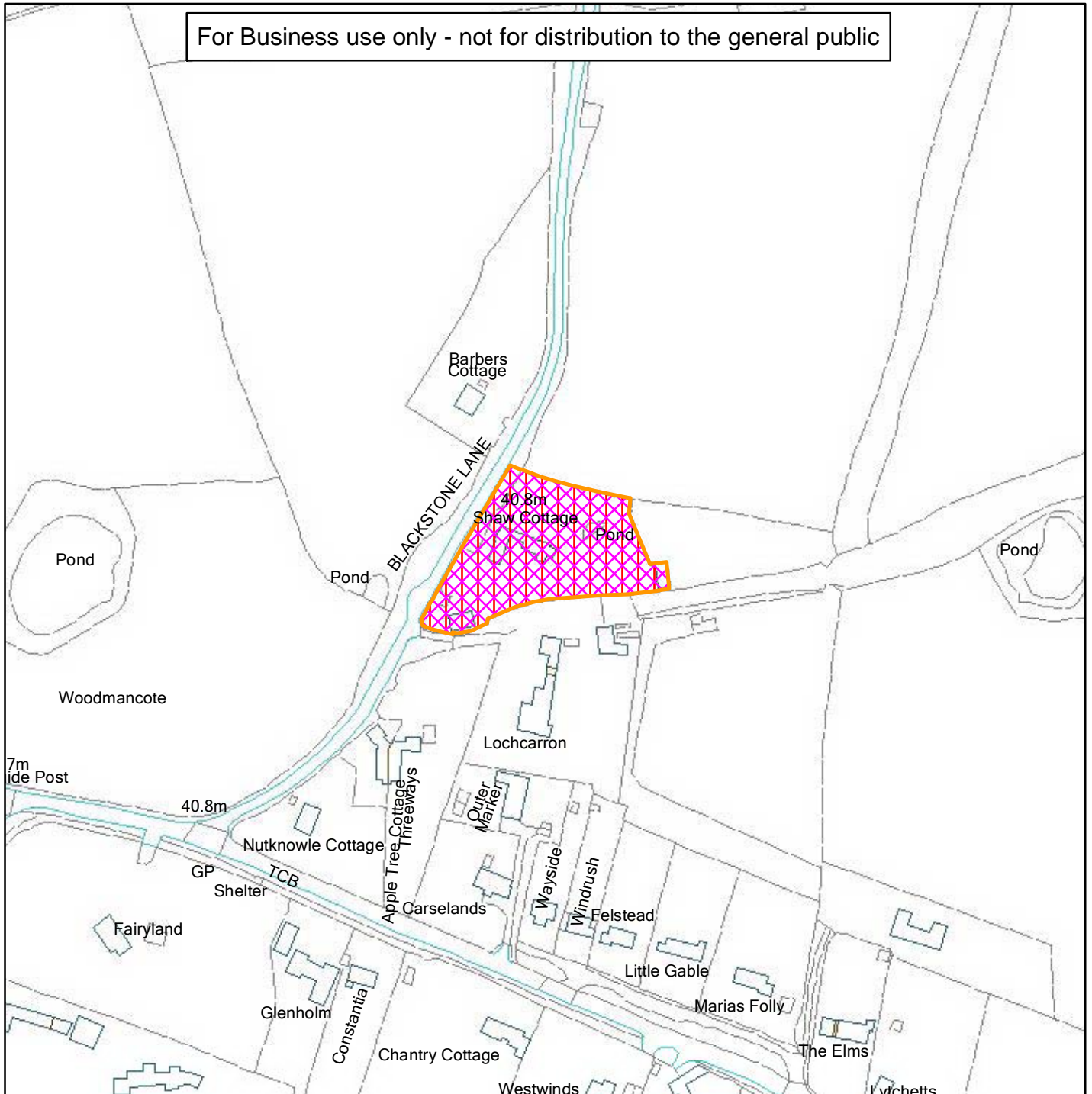
It is recommended that the application be refused for the following reason(s):

- 1 The proposed two storey extension to the later barn addition would be of a design, scale, mass and bulk that would result in an unacceptable, permanent, and irreversible adverse impact upon the special character and distinctiveness of the Listed Building, resulting in an overtly large, disproportionate and visually discordant addition that would contribute to the incremental and cumulative erosion of the immediate setting of the cottage. The proposal is therefore contrary to policies 32, 33 and 34 of the Horsham District Planning Framework (2015).



Shaw Cottage

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Scale: 1:2,500

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Organisation	Horsham District Council
Department	
Comments	
Date	05/10/2016
MA Number	100023865

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