



TO: Planning Committee North

BY: Head of Development

DATE: 4 September 2018

DEVELOPMENT: Erection of a two storey side extension and replacement detached garage. Application following previously approved application DC/15/1934 (erection of a two storey side extension and replacement detached garage).

SITE: 20 Abbots Leigh Southwater Horsham West Sussex RH13 9HX

WARD: Southwater

APPLICATION: DC/18/1486

APPLICANT: **Name:** Mr D Kitson **Address:** C/O Speer Dade Planning Consultants

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation have been received within the consultation period contrary to the officer recommendation

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the erection of a two-storey side extension together with the replacement of the existing detached timber garage with a brick built garage.

1.3 The proposed side extension would project out from the side wall of the house by 4.05metres and extend to a depth of 8metres at ground floor level and 7metres at first floor level. The proposal would extend the existing ridge of the house, but would be set back from the front all of the house at first floor level. The proposal represents an increase of approximately 38sqm footprint within a curtilage of approximately 510sqm. The proposal would incorporate a mono-pitch roof to the front elevation above the proposed lounge window, with a first floor secondary window to the south side providing additional light to the new en-suite bedroom.

1.4 Though the proposal would result in the loss of the attached garage to the side, however a replacement detached garage is proposed within the rear garden, with dimensions of 6.0metres by 3.0 metres with a ridge height of 4metres, which would occupy the same position as the existing timber garage/outbuilding. It is noted that the proposed and existing garage whilst abutting the Buffer Zone at the rear of the property, would not be within it.

Further it was noted at the time of the site assessment that there is already a lowered kerb off Turners Close providing vehicular access to the existing garage.

- 1.5 The current proposal is a resubmission of approval DC/15/1934. This permission was granted on the 12/10/2015 which expires on the 12/10/18.

DESCRIPTION OF THE SITE

- 1.6 The application site comprises a two-storey semi-detached house on the east side of Abbots Leigh, on the corner with Turners Close to the south, located within the built up area of Southwater.
- 1.7 The site is surrounded by a mix of detached and semi-detached two storey properties, most of which are positioned along a continuous build line set back from the public highway. A number of these properties include two storey side extensions, many of which extend up to the boundary of the property. In contrast, properties within Turners Close are in a more irregular pattern
- 1.8 The direct neighbouring properties are positioned to the north of the application site, with detached properties positioned to the far east of the site, within Turners Close, which is separated by a Buffer Zone of 10metres width. The properties along Abbots Leigh are built in line with the application site, with the residential property of 1 Turners Close oriented at 90 degrees and positioned at a distance of approximately 28m from the rear elevation of the application dwelling.
- 1.9 The application site is bound by a brick wall and hedging to the southern elevation, with close-boarded fencing and hedging separating the neighbouring properties to the north and east.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Supplementary Planning Guidance:

- 2.2 Southwater Design Statement 2011

RELEVANT NEIGHBOURHOOD PLAN

- 2.3 Southwater Parish Neighbourhood Plan Area (as amended) was designated in 2016. The preparation of the plan is in progress.

PLANNING HISTORY AND RELEVANT APPLICATIONS

HR/205/83	Two storey extension comprising extension to third bedroom and lobby.	Application Permitted on 05.12.1983
SQ/100/94	Erection of 30 houses with garaging associated works and access (outline) Site: Abbots Leigh (Land At) Southwater	Application Refused on 21.11.1994
DC/15/1934	Erection of a two storey side extension and replacement detached garage	Application Permitted on 12.10.2015
DC/17/2636	Erection of new two storey attached dwelling	Application Refused on 14.06.2018

3. OUTCOME OF CONSULTATIONS

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

PUBLIC CONSULTATIONS

- 3.2 Southwater Parish Council: Parish to provide comments at Committee
- 3.3 15 Letters of objection were received from individual neighbouring households. Which raised the following concerns:
- Ingress into the Buffer Zone
 - Non-severance to maintain a single residential unit
 - Garage larger than existing
 - Parking/turning issues for residents in Turners Close
 - Materials for the garage are not matching as stated

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the erection of a two storey side extension and detached garage.

Principle of development

- 6.2 HDPF Policies 32 and 33 (Quality of Development and Design Principles) are relevant to this proposal. These policies seeks to ensure high quality and inclusive design for all development in the district and ensures that development; complements locally distinctive characters and heritage and that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, is locally distinctive in character, respects the character of the surrounding

area, and uses high standards of building materials, and finishes and ensures that it is designed to avoid unacceptable harm to the amenity of occupier/users of nearby property and land either through overlooking or noise disruption and has regard to the sensitivities of surrounding development.

- 6.3 The land is located within the built up area of Southwater and as such, the addition of structures to existing buildings and property is acceptable in principle, subject to the development not having an adverse impact on the existing character of the building, streetscene or amenities of neighbouring properties.
- 6.4 The proposal would extend to a width of 4.1m and a depth of 8m, and would incorporate a pitched roof measuring to a total height of 7.2m to match the existing dwelling. The proposal would measure to a total footprint of 32.8sqm, and would sit within a curtilage of approximately 510sqm. The proposed dwelling would incorporate a mono-pitched roof to the front elevation, with tile hanging to the upper level, with a first floor secondary side window opening to the bedroom.
- 6.5 A number of properties within the locality include two storey side extensions which have extended the built form up to the boundary of the respective site. Examples of such development include 5, 9, 11, 17, and 18 Abbots Leigh, which incorporate first floor and two storey side extensions. In some instances, the proximity of the built form to the boundary has reduced the physical gaps and open views through the site, resulting in a terracing effect, which would not however occur in this instance. The scale of these buildings, coupled with the proximity to one another has though broadly eroded the physical and visual separation that defines the character of detached and semi-detached dwellings within the area.
- 6.6 The application site is positioned on a corner plot, and in contrast to many of the neighbouring properties, remains predominantly as originally built. The proposed addition is considered to be of a scale, size, and massing that would reflect similar extensions to dwellings in the street scene. It is also acknowledged that there is an extant permission on the application site for a two storey side extension of similar form and appearance to that proposed thus the presence of this extant permission is a material consideration in the assessment of this scheme. Given this, the built form of the proposed development, within the context of the street, has been accepted by this previous approval.
- 6.7 Whilst a number of objections have been received regarding the proposal these do not relate to the two-storey extension, which is broadly accepted in principle, but are directed more around the impact that the development would have on the Buffer Zone, located to the rear eastern end of the application site. Provisions relating to this Buffer Area (separating the existing development of Abbots Leigh from Turners Close) were contained with the Section 106 Agreement relating to Planning Application SQ/4/99, which was completed on 19th October 2000.
- 6.8 It is noted that the letters of representation, have stated that the existing garden building which is to be replaced as part of the proposal, with the submitted drawings/measurements being inaccurate. From previous site visits which measurements were taken confirmed that the drawings were correct and the buildings located as drawn, which is further confirmed from the recent site assessment in relation to the current application, it is the view of officers that the Buffer Zone would remain generally unimpeded by the proposal.
- 6.9 With regard to the issues relating to the vehicular access to the application site, the Buffer Zone is separate to the existing vehicular access to the site.
- 6.10 It is therefore considered in light of the above, that the proposed development reflects the scale, massing, and appearance of similar built form within the locality, and that of the approved extension, and is considered to relate sympathetically to the character and

appearance of the site and surroundings, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.11 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.12 The proposed extension would be built in line with the existing dwelling, and would extend to a width of 4.1m, set back from Turners Close by approximately 3.6m. The proposal would incorporate front and rear facing ground and first floor windows, with a first floor window facing south, serving as a secondary bedroom window.
- 6.13 The proposed extension would be positioned between approximately 20m and 25m from the neighbouring properties to the south and east respectively.
- 6.14 Given urban nature and character of the locality, a degree of mutual overlooking is usually anticipated and accepted. The proposed development is considered to provide acceptable spacing between the site and the neighbouring properties, and as such is not considered to result in harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 6.15 In conclusion the proposal is considered to accord with the aims of Policy 33 of the Horsham District Planning Framework and Design Guidance Advice Leaflet No1 – Householder Extensions

Other Matters

- 6.16 Reference is made in the letters of objection to the use of the extension as a separate dwelling. This concern follows the recent refusal of an application for an additional dwelling on this site which took the form of an extension (DC/17/2636). Residents request that a non-severance condition is imposed that would restrict the use of the extension so that it could not be used as a separate dwelling. It would not be best practice to impose such a condition with an extension which directly links to the existing dwelling, and extensive internal works would be required to convert the extension into a separate dwelling. . Additionally, the formation of a separate dwelling would require a separate planning permission in any event.

7. RECOMMENDATIONS

Approval recommended in accordance with the following conditions:

Conditions:

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

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

- 3 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the Application form and Plan KP1A (Garage).

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

Background Papers: DC/18/1486 & DC/15/1934

Case Officer: Pauline Ollive