



TO: Planning Committee South

BY: Head of Development

DATE: 18 December 2018

DEVELOPMENT: Proposed conversion of former Lloyds Bank to provide 1no. retail unit and 4no. flats, the erection of 2no. dwellings to rear yard area, and conversion of existing barn to 1no. dwelling, with associated car parking (Full Application)

SITE: 37 High Street Steyning West Sussex BN44 3ZA

WARD: Steyning

APPLICATION: DC/18/1810

APPLICANT: **Name:** Mr Cameron Robertson-Aitken **Address:** c/o agent

REASON FOR INCLUSION ON THE AGENDA: At the request of Cllr Lloyd

RECOMMENDATION: To grant planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks full planning permission for the conversion of the existing frontage building to provide 1 no. retail unit on the ground floor, with 4 no. flats; along with the conversion of the existing barn to the rear of the site, and the erection of 2no. 2-bed semi-detached dwellings.
- 1.3 The proposal would involve internal works to an existing frontage building to reconfigure the layout to provide a smaller ground floor commercial/retail unit and store rooms, with the provision of 4 no. flats to the ground and first floor. Two single storey rear extensions are proposed to the building to provide living accommodation for the 2 no. flats proposed to the ground floor. The proposed internal works would primarily retain the historic plan form, with the removal of later partitions to the ground floor, and the blocking-up of certain openings to facilitate the subdivision of units. The proposed internal alterations would create a small retail unit with kitchenette w.c, and store rooms to the ground floor at the front of the building, and the provision of a 2 no. 2-bed flats on the ground floor; with the provision of a 3-bed flat and 2-bed flat on the first floor.
- 1.4 The proposed retail unit would be accessed from the existing entrance which fronts the High Street, with the removal of the existing partitions to provide an open floor plan within the unit. The proposal would result in a retail unit measuring approximately 118sqm. Flat 1 would provide 2 no. bedrooms, and would measure to a total floor area of approximately 74sqm;

Flat 2 would provide 2 no. bedrooms, and would measure to a total floor area of approximately 80sqm; Flat 3 would provide 2 no. bedrooms and measure to a floor area of approximately 114sqm; with Flat 4 providing 3 no. bedrooms, and measuring to a total floor area of approximately 108sqm. The 2 no. ground floor flats would each include a rear courtyard that would measure 17sqm and 13sqm respectively. A communal garden area would be provided to the south-west of the building, measuring to a total coverage of approximately 40sqm, which would be positioned between the rear yard of the neighbouring property to the south.

- 1.5 The single storey rear extension to the north-west of the building would sit between the northern boundary and the existing two storey projection, and would measure to a depth of 5m and a width of 4.7m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the ground level. The proposal would incorporate a folding door the western elevation which would open to a courtyard garden, with the addition finished in matching materials. The single storey rear extension to the south-west would measure to a depth of 3.2m from the existing rear projection, to a total width of 8.8m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the existing ground level. The proposal would incorporate folding doors to the northern elevation, with 2 no. windows to the western elevation. The addition would be finished in matching materials, and would incorporate 2 no. roof lights within the roof.
- 1.6 The application also proposes the conversion of the existing barn to the south-west of the site to a 1-bed dwelling and the erection of 2 no. two-bed dwellings within the rear yard.
- 1.7 The existing barn is positioned to the south-west of the site, and lies directly adjacent to Charlton Street. The proposal would involve internal and external alterations to facilitate the change of use to a 1-bed dwelling, which would have a total floor area of 75.2sqm. The proposal would include the internal subdivision of the ground floor to incorporate a kitchen and bathroom, and an internal staircase installed to provide a bedroom on a mezzanine level. The proposal would incorporate 2 no. rooflights to the eastern roof slope, with the addition of new doors to the south and west elevations.
- 1.8 The 2no. semi-detached dwellings within the rear yard would be positioned along the northern boundary of the application site, and would measure to 16.95m in length and 5.5m in depth. The proposed dwellings would extend over two storeys and would incorporate a pitched roof measuring to an overall height of 6m, with an eaves height of 3.36m. A single storey front projection would measure to a depth of 1.2m and would incorporate a mono-pitched roof extending from the main roofslope. The proposal would incorporate roof lights to the front elevation, with a flat roof dormer to the rear of each dwelling. The proposal would be finished in facing brick and tile hanging, with stone to the single storey front projection.
- 1.9 Private amenity space would be positioned to the east and west of each dwelling amounting to an approximate area of between 20sqm and 14sqm respectively. The amenity space would be separated from the communal parking area by a 1.1m high brick wall and closeboarded fence measuring to an overall height of 1.8m.
- 1.10 Each of the 7 no. dwellings would be provided with 1no. allocated parking space, with areas of landscaping positioned to the front of the 2no. new dwellings, and to the side (south) of the converted barn.

DESCRIPTION OF THE SITE

- 1.11 The application site consists of a Grade II Listed Building which lies within the built-up area and Primary Shopping Area of Steyning, and sits within the designated Conservation Area of Steyning.

- 1.12 The site is surrounded by a mix of retail, commercial, and residential properties, many of which consist of Grade II Listed Buildings, including in particular those opposite and adjacent to the either side.
- 1.13 The site's current lawful use is for a bank (A2) use on the ground floor, with a single 4-bed flat to the first floor. The business unit is accessed from the central door to the front of the building, with separate access provided to the first floor flat through an entrance door off-set to the side of the frontage.
- 1.14 The neighbouring properties sit along the frontage of High Street to the west of the application site, with ancillary buildings positioned directly to the north of the site. A converted barn to the north-west of the site is used as an independent residential dwelling

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

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

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

Supplementary Planning Guidance:

- 2.4 Steyning Parish Conservation Appraisal

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Steyning Parish Neighbourhood Plan
- Designated (Regulation 7)

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2702	Conversion of existing barn to form 1 No. residential unit and re-development of the rear of the site to create 3 No. three-storey town houses (Full Planning)	Withdrawn Application on 23.01.2017
DC/17/2620	Proposed erection of 2 no. 3-bedroom dwellings and conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works,	Application Refused on 18.05.2018

drainage works, car parking, refuse storage and cycle storage (Full Application)

DC/17/2625 Proposed conversion of former Lloyds Bank to provide 4x flats and 1x retail unit with erection of single storey rear extension and associated internal alterations (Full application) Withdrawn Application on 23.05.2018

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.2 **HDC Strategic Planning:** No Objection. The principle of the proposal is not considered to conflict with policy. The site is located within the built-up area boundary of Steyning, a small town/larger village as defined by Policy 3 of the HDPF. As such, an increase in residential density to provide additional residential units is supported in principle. The proposal would also be subject to the retention of a commercial use on the ground floor, with an active frontage. This would contribute towards footfall, and the vitality and viability of the retail centre.

3.3 **HDC Conservation:** Objection:-

- The principle of conversion of the frontage building is acceptable, with the internal alterations proposed acceptable. The proposed extensions to the ground floor are designed with flat roofs to avoid fouling first floor windows. The provincially classical character of the rear elevation could carry flat roofed extensions, provided these are detailed to reinforce the historical architectural character.
- The proposed conversion of the barn at the rear is acceptable in principle. This building does positively contribute to the Conservation Area, and a more intensive use will ensure it is maintained and repaired in the future. The alterations will not prevent it from being recognised as a historic barn.
- The proposed two additional dwellings in the garden is of concern. The style of the building does not respect or relate to the type of building that might be expected in this context. The polite character of the rear elevation of the frontage building was designed and detailed to reflect the use of the land at the rear of the property as a predominantly domestic space rather than a light industrial or commercial space. This is suggested by historic map evidence which shows this area as garden in the nineteenth century. The proposed two dwellings and associated increase in hardstanding and boundary walls are considered to harm the setting of the Listed Building, and would result in overdevelopment of the site. It would be preferred to retain the garden space as a soft buffer between the rear of the house and any parking areas if necessary.
- Officer note – design changes have been made to the proposal after receipt of the comments from the Conservation Officer

3.4 **HDC Environmental Health:** No Objection.

OUTSIDE AGENCIES

3.5 **WSCC Highways:** No Objection:-

- The layout has been amended to provide for eight car parking spaces across the development. From an inspection of the plans these are of suitable dimensions to be counted toward allocated parking. There is 6 metre space rear of these to allow a turn on site. On the basis of the spaces remaining unallocated (first come first serve) the WSCC Car Parking Demand Calculator envisions a total demand for eight spaces. The LHA are therefore satisfied that the parking meets the requirement of the development though would advise that spaces remain unallocated.
- If any overspill on-street parking was to occur there is limited space for this on the eastern side of Charlton Street in vicinity to the site. This is an existing practise that causes a noticeable narrowing of the available carriageway space and is not anticipated to be exacerbated over the existing situation. Double yellow lines on the west side of Charlton Street and nearby junction protection markings prohibit on-street parking in locations that would be deemed a detriment to highway safety.
- The existing vehicle crossover will be used to access the car parking spaces. The access and internal route within the site is restrictive and not wide enough to allow two cars to pass. However, considering the scale of the proposed scheme and the lightly trafficked low speed nature of Charlton Street, the LHA could not substantiate highway safety grounds to resist the application on the proposed access arrangements.
- The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

3.6 **Archaeology Consultant:** No Objection. The proposed development is within an area of high archaeological potential. Steyning is an urban centre of 7th to 8th century origin, but evidence of earlier activity has been identified in the wider area. The site in particular is within the historic core of the medieval town, with the plot potentially fossilising a medieval burgage plot. As such, and considering that the site has been relatively undisturbed, it is advised that a programme of archaeological monitoring be undertaken during any groundworks to the rear of the property, to be secured through an appropriately worded planning condition.

3.7 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

3.8 **Steyning Parish Council:** Objection for the following reasons:

- Design of the 2no. dwellings to the rear is out of character with adjacent Listed Building and Conservation Area
- Overlooking and loss of privacy to neighbouring property
- Cumulatively results in overdevelopment of the site
- Car parking layout will not function in practice
- Narrow and awkward access arrangement
- Intensify traffic, parking and access problems
- Limited amenity space

3.9 A total of 3 objections were received for the proposed development, and these can be summarised as follows:

- Overdevelopment of the site
- Intensification of traffic and parking issues
- Out of character with the designated Conservation Area

- Loss of amenity to neighbouring garden

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the conversion of the existing frontage building to provide 1 no. retail unit on the ground floor, with 4 no. flats; along with the conversion of the existing barn to the rear of the site, and the erection of 2no. 2-bed semi-detached dwellings.

Principle of Development

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages that have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy. In addition, Policy 12 supports the vitality and diversity of existing retail centres, promoting development that encourages suitable activities and uses within them.
- 6.3 The site lies within the built-up area of Steyning, which is categorised as a "Small Town and Larger Village" within the settlement hierarchy. These are settlements with a good range of services and facilities, with reasonable rail and bus services. In addition, Steyning village centre is categorised as a "Secondary Centre" under Policy 12 of the HDPF, where activities and a diversity of uses are encouraged and promoted. There is a presumption in favour of sustainable development within the built-up area, where residential development is considered acceptable in principle, subject to all other material considerations.
- 6.4 The proposal seeks to convert the existing bank (A2) to a small retail (A1) use to the ground floor frontage, with the conversion of the rear ground floor section and upper level of the building to create 4 no. flats. In addition, it is proposed to convert the existing barn to the rear of the site to 1no. residential flat, with the erection of 2no. residential dwellings within the rear yard.
- 6.5 Whilst the proposal would result in the loss of an A2 premises, Policies 12 and 13 of the HDPF promote a mix of uses within Town and Village Centres, where development that complements the vitality and viability of the centre is supported. The proposed A1 retail use would diversify the retail offering within the Primary Shopping Area, and introduce an active frontage within the designated Primary Shopping Frontage.
- 6.6 The proposed development would support the Steyning Local Centre and the principle of residential development is considered acceptable, subject to all other material considerations.

Design and Appearance

- 6.7 Policies 25, 32, 33 and 34 of the HDPF state that development should be of a scale, massing and appearance that is of a high standard of design and layout, which relates sympathetically to the built surroundings, landscape, and open spaces of the surroundings. Proposals should complement locally distinctive characters and heritage of the District, and should contribute to a sense of place in the buildings themselves and in the way they integrate within their surroundings and historic landscape to which they sit. Development should reinforce the special character of the historic environment through appropriate siting, scale, form and design, and should preserve and ensure clear legibility of locally distinctive vernacular.
- 6.8 Policy 34 of the Horsham District Planning Framework states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials. This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.
- 6.9 The application seeks to convert the existing A2 premises to a retail unit and 2 no. flats on the ground floor, with 2 no. flats to the first floor. The proposed accommodation would include 2 no. extensions to the rear of the building, which would provide additional accommodation for the 2 no. flats to the ground floor. The single storey rear extension to the north-west of the building would sit between the northern boundary and the existing two storey projection, and would measure to a depth of 5m and a width of 4.7m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the ground level. The proposal would incorporate a folding door the western elevation which would open to a courtyard garden, with the addition finished in matching materials. The single storey rear extension to the south-west would measure to a depth of 3.2m from the existing rear projection, to a total width of 8.8m. The proposal would incorporate a flat roof measuring to a total height of 2.8m, extending 1.6m above the existing ground level. The proposal would incorporate folding doors to the northern elevation, with 2 no. windows to the western elevation. The addition would be finished in matching materials, and would incorporate 2 no. roof lights within the roof.

Frontage building

- 6.10 The proposed works to the existing building, including the proposed rear extensions, are considered to be of a scale, form and mass that would sit comfortably within the context of the Grade II Listed Building and the designated Conservation Area of which it forms a part. The proposed extensions are considered to relate sympathetically to the character and distinctiveness of the Listed Building, and are considered to be relatively minor additions that would not harm the character or appearance of the existing building. As such, the proposed alterations and extensions are considered to accord with Policies 32, 33, and 34 of the HDPF.

Conversion of barn

- 6.11 The proposed conversion of the existing barn to the rear of the site was previously accepted as part of an earlier application for listed building consent under ref: DC/17/2621. This consent included the conversion and associated alterations to the curtilage Listed Building. As with the existing consent the current scheme for planning permission would retain the historic fabric of the barn, with the addition of partitions and insulation internally to facilitate the conversion. The applicant has outlined the proposed methodology of works, which is

considered to utilise materials and building techniques that would preserve and ensure the clear legibility of the historic significance.

New semi-detached building

- 6.12 The site consists of a long and narrow plot whereby the hierarchy within the site reads as the principal building fronting the High Street, with open space immediately behind, and a subservient ancillary barn situated to the rear of the plot fronting the service lane. This setting directs that development should have a sense of hierarchy, with any development to the rear of a subservient nature to the frontage building adjacent to Steyning High Street.
- 6.13 The 2no. semi-detached dwellings within the rear yard would be positioned along the northern boundary of the application site, and would measure to 16.95m in length and 5.5m in depth. The proposed dwellings would extend over two storeys and would incorporate a pitched roof measuring to an overall height of 6m, with an eaves height of 3.36m. A single storey front projection would measure to a depth of 1.2m and would incorporate a mono-pitched roof extending from the main roofslope. The proposal would incorporate roof lights to the front elevation, with a flat roof dormer to the rear of each dwelling. The proposal would be finished in facing brick and tile hanging, with stone to the single storey front projection.
- 6.14 It is acknowledged that concerns have been raised by the Design and Conservation Officer in respect of the proposed dwellings to the rear of the frontage building. In response to these concerns design amendments have been made in an attempt to better reflect the traditional and utilitarian vernacular of surroundings buildings.
- 6.15 It is recognised that the surrounding Conservation Area comprises similar backland development within the yard area of the frontage buildings. The proposal would consist of a modest mews-style development which would incorporate a projecting element and varied material palette to provide visual relief along the frontage. Following amendments to the scheme, the proposal now incorporates a more traditional form, with the use of a diverse material palette comprising a mix of brick, tile hanging and stone, considered to provide visual relief and interest. The proposed dwellings would be of a scale that would reflect the character of its setting, which is generally dominated by backland development, being subservient in scale and height to the frontage building and relating to the build pattern of the surroundings. As such, the proposal is considered to sit appropriately within the historic environment of which it forms without harm to townscape character of the designated Conservation Area or the setting of adjacent listed buildings. The proposed development is therefore considered to accord with Policies 25, 32, 33, and 34 of the Horsham District Planning Framework (2015).

Landscaping

- 6.16 Policy 33 of the HDPF states that development should relate sympathetically with the built surroundings and landscape, and should presume in favour of the retention of existing important landscape and nature features, and use high standards of landscaping where appropriate.
- 6.17 The application site is located within the built-up area and designated Conservation Area of Steyning. The site comprises a historic yard which has most recently been used as a garden space, characterised by laid grass and a range of shrubbery. There are no landscaped features of particular merit or amenity value, with the proposal seeking to remove the trees within the site to accommodate the parking area and 2 no. dwellings.
- 6.18 Whilst the proposals involve the loss of the existing vegetation within the rear yard, this is not generally considered to be of high amenity value important to the character of the wider area. A tall pine tree central to the site is to be removed which the Council's tree officer has advised that it is not of high amenity value or a major contributor to the conservation area and as

such would not be considered suitable for a tree preservation order. The tree officer has raised no objection to its loss accordingly.

- 6.19 The proposal would provide some soft landscaping to the frontage of the 2no. proposed new dwellings and to the side of the converted barn. While the proposal would lead to the loss of some landscape features, given the context of the application site within the built-up area and designated Conservation Area, it is not considered that such loss would lead to harm. It is therefore not considered that the proposal would result in sufficient harm to justify a reason for refusal on landscape grounds.

Impact on neighbouring amenity

- 6.20 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.21 The site and surroundings are characterised by their mixed use, with most of the properties within the vicinity consisting of A1 and A2 uses on the ground floor and residential properties above. To the north-west and south-west of the site there are a number of residential properties, including a converted barn now in residential use.
- 6.22 The proposed development would subdivide the existing building into 1 no. retail unit and 4 no. flats across the ground and first floor. The proposal would involve no new openings, with 2 no. single storey extensions proposed to the rear of the dwellings. The proposed development would result in an intensification in use of the existing building, with the subdivision of the building creating a net increase of 3 no. flats within the building. Whilst this increased level of activity could result in an increase in noise disturbance and general activity, given the location of the site within the village centre, it is not considered that this would result in substantial harm to the amenities of neighbouring properties. In addition, it is recognised that mixed retail and residential uses already exist within the vicinity, and as such the nature of the proposal, would not be expected to result in poor living conditions for future occupants. As such, the proposal is not considered to result in severe harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 6.23 The proposed 2 no. dwellings would be positioned directly adjacent to the northern boundary, within approximately 0.4m of the shared boundary. The proposed dwellings would be positioned parallel to an existing utilitarian building to the north which is used in connection with the Funeral Home that operates on the neighbouring site. The dwellings would also be positioned to the rear of the frontage building, subject of conversion to 4no. residential flats under the current application.
- 6.24 Whilst the dwellings would be positioned in close proximity to the northern boundary, it is considered that the proposal has been designed at a scale, mass, and bulk to limit impact upon the neighbouring properties. The number of openings have been restricted, and it is considered that the size and siting of these openings have been considered to address potential overlooking. Whilst the introduction of a built form in this location would result in an increased perception of overlooking, given the nature of the built-up area, and the close relationship between properties within the locality, is not considered that the proposal would result in substantial harm to the amenities or sensitivities of neighbouring properties. As such, the proposal is considered to accord with Policy 33 of the Horsham District Planning Framework (2015).
- 6.25 The 2 no. ground floor flats and the 2no. new dwellings would benefit from private amenity space to the north and east, and the north-east and south-west respectively. The 1-bed dwelling within the converted barn to the south-west would not incorporate any private amenity space, however it is acknowledged that the Steyning Recreation Ground is located

approximately 60m to the west of the proposed 1-bed dwelling. Given the town centre location, and the proximity of the site to public amenity space, it is considered that on balance there would be adequate access to open green space for the occupier of this property. As such, it is not considered that a reason for refusal could be substantiated on these grounds.

Highways Impacts

- 6.26 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.27 The application site is located within a sustainable village centre location, close to a number of bus stops and other public transport offerings. Whilst there are parking restrictions along the High Street comprising designated parking bays to the south side and single yellow lines to the north side, there are suitable alternative parking options in the wider area. This includes Pay and Display parking in the Public Car Park to the north of the site, and unrestricted on-road parking on both sides of Charlton Street and Newham Lane immediately to the rear/west.
- 6.28 The proposed development would utilise an existing vehicle crossover from the unclassified Charlton Street, with a total of 8no. parking spaces provided for the 7no. dwellings. These are of suitable dimensions to be counted toward allocated parking with an area of hardstanding provided to allow a turn on site. The WSCC Parking Demand Calculator envisions a total requirement of 8no. spaces to accommodate the parking needs of the development. Following consultation with WSCC Highways, it is considered that the total amount of parking would meet the requirement of the development.
- 6.29 If any overspill on-street parking was to occur, there is limited space for this on the eastern side of Charlton Street in proximity to the site. This is an existing practise that causes a noticeable narrowing of the available carriageway space but is not anticipated to be exacerbated over the existing situation. Double yellow lines on the west side of Charlton Street, as well as nearby junction protection markings, prohibit on-street parking in locations that would be deemed a detriment to highway safety. No objections on the grounds of parking provision are therefore raised.
- 6.30 For the reasons outlined it is considered that the proposed development would provide an appropriate level of on-site parking and would not have a severe impact on the highway network. Therefore, the proposal is considered to accord with Policy 41 of the Horsham District Planning Framework (2015).

Housing

- 6.31 Policy 16 of the Horsham District Planning Framework relates to meeting housing needs. In particular, part 3 of this policy relates to the provision of affordable housing for all residential development of 5 or more dwellings. Part 3.b) states that on sites of between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable, or where on site provision is not achievable, a financial contribution equivalent to the cost to the developer of providing the units on site would be anticipated.
- 6.32 Since the adoption of this policy, the NPPF has been revised, with paragraph 63 stating that "the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)."
- 6.33 The NPPF no longer allows contributions for development proposals of less than 10 dwellings. As the most up to date policy guidance, an affordable housing contribution can no longer be required.

Conclusion

- 6.34 The proposed conversion and 2no. dwellings are considered to be of a scale, design and form that would be sympathetic to the character and distinctiveness of the site and wider landscape, whilst of a siting and orientation that would not materially harm the amenities of neighbouring properties. In addition, the proposal is considered to provide sufficient parking and turning space on site, and would not result in 'severe' harm to the function of the public highway network. As such, the proposal is considered to accord with policies 3, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

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

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	679.34		679.34
All Other Development	101.64		101.64
		Total Gain	
		Total Demolition	

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

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

7. RECOMMENDATIONS

- 7.1 It is recommended that the application be approved, subject to the following conditions.

1 **List of the approved plans**

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

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

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

- All new services, including pipework, for the bathroom and kitchen
- All new extraction and boiler flues and vents
- All new external doors (including door furniture)
- All new windows (including reveals, sill and head treatment)

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

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

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

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

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

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, the hard and soft landscaping shall be carried out in accordance with the details as shown on plan reference 2.21 received 24.08.2018. The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

- 7 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number 2.21 received 24.08.2018. These facilities shall thereafter be retained for use at all times.

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

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 2.21 received 24.08.2018. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

- 9 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number 2.21 received 24.08.2018. The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

- 10 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

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

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

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

- 12 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 or Orders amending or revoking and re-enacting the same, no retail unit (A1) hereby permitted shall change to A2, A3, D2 or C3 unless planning permission is granted by the Local Planning Authority pursuant to an application.

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

- 13 **Regulatory Condition:** No deliveries shall be undertaken from the premises hereby approved outside the following times:-

08:00 hours and 19:00 hours on Mondays to Fridays inclusive,
09:00 hours and 18:00 hours on Saturdays,
and not on Sundays and Bank and Public Holidays.

Reason: In the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015).

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

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

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

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

Background Papers: DC/18/1810
DC/18/1811
DC/17/2621