



TO: Planning Committee South
BY: Head of Development
DATE: 16 April 2019
DEVELOPMENT: Erection of a single storey side extension
SITE: Nash Grange Farm, Horsham Road, Steyning, West Sussex BN44 3AA
WARD: Steyning
APPLICATION: DC/19/0461
APPLICANT: **Name:** Mr and Mrs Willett **Address:** Nash Grange Farm, Horsham Road Steyning BN44 3AA

REASON FOR INCLUSION ON THE AGENDA: The applicant is a Council Member

RECOMMENDATION: To approve planning permission

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 Planning permission is sought for the erection of a single storey extension that would project 4.3m forward of an existing side projection and 4.5m west of an existing front projection. The proposed extension would incorporate a pitched gabled roof designed to an overall height of 4.2m and eave height of 2.75m. The proposal would incorporate external materials designed to match those found on the existing building.

DESCRIPTION OF THE SITE

1.3 The application property is an attractive converted barn building found approximately 750m north of the defined built-up area of Steyning. The property comprises of a striking black stained weatherboarding with plain clay tiled roof surfaces. A contemporary extension adjoins the original barn element to the west, but utilises a matching palette of materials and comparable roof form, as such, sits sympathetically against the original barn. The property is accessed by means of a shared private driveway leading onto Horsham Road to the west and is clustered with a small grouping of dwellings.

1.4 The building is not a designated heritage asset, nor is the application site affected by any statutory heritage, environmental or landscape designation. Owing to the traditional vernacular and attractive appearance of the application property, however, this is deemed to make a positive contribution to the character of the surrounding area and is worthy of preservation.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 **National Planning Policy Framework**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations

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

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 37 - Sustainable Construction

2.4 **Steyning Neighbourhood Plan;**

Steyning Neighbourhood Plan Area has been designated under regulation 7. The Council continues to work with local stakeholders to progress the Neighbourhood Plan to draft stage.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/05/1912	2-Storey side extension	Application Permitted on 30.09.2005.
ST/70/73	Design and external appearance of building, access and landscaping of the site - approval ST/33/72	Application Permitted on 12.10.1973.
ST/49/70	Sub-division of Nash Farmhouse into two units and conversion of two existing buildings into two units	Application Refused on 09.10.1970. Appeal dismissed 11/6/71.
ST/33/72	Change of use of existing buildings to form residential accommodation	Application Permitted on 16.07.1973. Appeal allowed 16/7/73.

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

CONSULTATIONS:

3.2 **Steyning Parish Council: No objection**

PUBLIC REPRESENTATIONS:

3.3 None received

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

Character and Appearance:

- 6.1 Policy 28 of the HDPF *inter alia* provides that, outside of defined-built up areas, house extensions, outbuildings and ancillary accommodation will be supported if accommodated appropriately within the curtilage of an existing dwelling, grouped with the dwelling and appropriate in terms of scale and design.
- 6.2 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.3 The proposed extension constitutes a modest addition relative to the scale and footprint of the existing dwelling. It is considered that the proposal would not detract from an understanding of the original barn as the main component of the dwelling, and is of a scale and form that would not appear unduly prominent within relevant public perspectives. As the proposal adjoins to a contemporary extension this would leave the barn form and historic fabric of the barn unaffected, whilst the proposal would largely be obscured by an existing front projection on approach to the property.
- 6.4 Although a subsequent addition to a converted agricultural building it is considered that the proposal would not compromise the agricultural character of the original barn building. The proposal is comfortably accommodated within the incidental curtilage of the application property and constitutes a minor addition in the context of existing built development. It is considered that policy 28 establishes suitable grounds for the, in principle, provision of a domestic addition in this instance, subject to all other material considerations. Although a public right of way (2600) runs in relative proximity to the east and south of the site, the proposal would not materially affect any significant public views or adversely influence any key landscape features.
- 6.5 Subject to the use of materials and detailing designed to match that found on the existing building in terms of type, colour and finishes it is considered that the proposal would suitably relate to the character and appearance of the existing dwelling and wider landscape. The proposal therefore accords with the above policies.

Impact on Neighbouring Amenity:

- 6.6 Policy 33 of the HDPF provides that development will be required to ensure a design that avoids unacceptable harm to the occupiers/users of nearby property and land.

- 6.7 The proposed extension is situated some significant distance from neighbouring properties, being separated from the closest neighbouring property of Nash Manor by an intervening pond and mature tree line. Given the 4.2m overall height of the proposal, the degree of separation to neighbouring properties is deemed sufficient to result in no material loss of light or overbearing impression to neighbouring occupiers.
- 6.8 The proposal would incorporate two ground floor level windows to the northern and western elevations of the proposal, which would replace existing windows set within the existing structure. Despite the slight reduction in separation to the common boundary with Nash Manor, the introduction of two ground floor level windows would not be considered to result in a significant change in relationship amounting to an unacceptable loss of privacy. In any instance it is considered that the substantial intervening vegetation between the application property and Nash Manor would be sufficient to mitigate any potential loss of privacy arising from the proposal.

Conclusion:

- 6.9 The proposal is considered to be of an appropriate form, scale and massing that would suitably relate to the character of the existing dwelling and would not detract from the agricultural character of the original barn building. The proposal is not anticipated to result in any unacceptable harm to the amenities of neighbouring occupiers in terms of loss of privacy, overbearingness or overshadowing. It is, therefore, contended that the proposal suitably accords with the relevant policies of the development plan and is recommended for approval accordingly; subject to the conditions listed below.

7. RECOMMENDATIONS

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

1 A list of the approved plans

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

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

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

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

Background Papers: DC/19/0023