



TO: Planning Committee North

BY: Head of Development

DATE: 3 December 2019

DEVELOPMENT: Erection of a single storey rear extension to existing garage.

SITE: 30 Warren Drive Southwater Horsham West Sussex RH13 9GL

WARD: Southwater North

APPLICATION: DC/19/2008

APPLICANT: **Name:** Mr Paul Butler **Address:** 30 Warren Drive Southwater Horsham West Sussex RH13 9GL

REASON FOR INCLUSION ON THE AGENDA: At the request of Councillor Greening

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 planning permission for the erection of a single storey side and rear extension to the existing detached double garage. The proposal also includes the rendering of the structure to match the host property.
- 1.3 The proposed extension would project some 0.68 metres from the northern (side) elevation and from the western (rear) elevation by 2 metres. The resulting garage would measure 6.85 metres in width 8 metres in length. The resulting roof form would then have a flat area in place of a ridge to reduce its height and impact.
- 1.4 The resulting building would retain the main garage to the front with a workshop to the rear incorporating stairs to the roof void to provide ancillary storage space that would be lit by two roof lights on the rear roof slope of the building.
- 1.5 This application follows a withdrawn application (DC/19/1081) submitted earlier this year, which also sought permission for an extension to the garage. This current application however has been amended to a single storey extension to the existing garage rather than proposing an increase in the ridge height and alterations to the roof to provide habitable space within the roof space.

DESCRIPTION OF THE SITE

- 1.6 The application site comprises a two-storey detached house that occupies an angled, almost triangular plot, on the south-west side of the turning head of Warren Drive, a cul-de-sac accessed from Cedar Drive. The area is residential in nature with development laid out in an irregular pattern.
- 1.7 The property has an open plan frontage which is mainly block paved, with rights over for vehicular turning for the application property and the immediate neighbouring properties.
- 1.8 An application in 2013 permitted the erection of a first floor side extension, single storey side extension, detached double garage and conversion of existing garage (DC/13/1012). Following this a non-material amendment to realign the position of the approved garage was approved under application reference DC/13/1548.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

National Planning Policy Framework

Horsham District Planning Framework (2015)

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

RELEVANT NEIGHBOURHOOD PLAN

- 2.3 Southwater Parish Council formally submitted their draft Neighbourhood Plan 2019-2031 to Horsham District Council under Regulation 15 of the Neighbourhood Planning (General) 2012 (as amended) on 14 March 2019. In accordance with Regulation 16, Horsham District Council ran a consultation from Friday 7 June 2019 to Friday 19 July 2019. The plan will now proceed to Examination, dates for which will be confirmed in due course.
- 2.4 The relevant policies of the Submission Version of the Southwater Neighbourhood Plan (2019) are as follows:
SNP1 - Core Principles
SNP16 - Design

PARISH DESIGN STATEMENT

- 2.5 Southwater Parish Design Statement (2011).

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.6 The most recent and relevant planning history relating to the site is as follows:

DC/13/1012	Proposed first floor side extension, single storey side extension, detached double garage and conversion of existing garage	Application on 29.07.2013	Permitted
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DC/13/1548	Non-material amendment to previously approved DC/13/1012 (Proposed first floor side extension, single storey side extension, detached double garage and conversion of existing garage) to include the relocation of garage	Application Permitted on 12.09.2013
DC/19/1081	Garage extension to the side of the property.	Withdrawn Application on 04.10.2019

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
- 3.2 Two letters of objection have been received which raise the following concerns:
- Overdevelopment and misleading plans
 - Harm to character and visual amenities
 - Surface water issues, drainage etc
 - Cramped form of development
 - Materials and building style
 - Siting
 - Residential amenity
- 3.3 **Southwater Parish Council** – No objection subject to the adjacent trees not having their roots affected by the foundations

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 planning permission for the erection of a single storey side/rear extension to an existing detached garage that was approved in 2013 under application reference DC/13/1012, which granted various works to the property comprising extensions and the conversion of the existing garage to habitable space.
- 6.2 The existing detached garage fronts a turning head in this spur of Warren Drive and comprises a double garage with dual pitch roof orientated north to south. The submitted plans indicate that the external materials of the structure would comprise painted render to match similar panels on the main house, along with roof tiles of a similar appearance. The current structure is of brick construction.

- 6.3 The frontage of the site features block paving with some feature lawns. It is however noted that there is no other physical separation along the frontages of the application site or the surrounding properties. It is further noted that prior to the erection of the applicant's garage, the area developed was also laid to lawn but is now formed of block paving. The garage is sited within the curtilage of the dwelling.

Character and appearance

- 6.4 Policy 33 of the Horsham District Planning Framework (HDPF) seeks to ensure the scale, massing and appearance of development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, is locally distinctive in character, respects the character of the surrounding area, uses high standards of building materials, finishes and landscaping. Further design advice within the Council's Householder Extensions Leaflet No1 states that garages built forward of the main house should not appear unduly prominent in the streetscene or detract from the pattern of surrounding development.
- 6.5 It is acknowledged that the principle of the garage has already been considered under the original 2013 application, whereby the application was considered in light of a similar structure at 29 Warren Drive, together with existing vegetative screening. Although a landscaping condition was imposed it is noted that this was not discharged by the Council. In terms of its impact on neighbouring properties it was concluded that the proposed garage would not demonstrate harm to existing occupiers, given its orientation and the fact that a mature hedge occupied the boundary between the application site and the nearest neighbouring property to the site. The garage was therefore considered to integrate well within the existing surroundings and streetscene.
- 6.6 Whilst it is acknowledged that there would be an increase in the width and depth of the existing garage, the increased dimensions would be confined within the applicant's private garden area, with the existing roof form being retained at its existing height of 4.8metres. It is therefore considered that the scale, form and design of the garage is sufficiently reflective of the existing building and would be in keeping with the host dwelling and its surroundings.
- 6.7 Whilst of limited comparison, the attached garages on the adjoining dwellings are one and half stories in height and thus capable of being converted to habitable living space. It is therefore considered that the resulting extended garage, though having the ability for use of the roof void for ancillary purposes, would not appear as an unduly prominent or intrusive feature within the site or wider surroundings. The proposal is therefore considered to accord with relevant design planning policies of the Horsham District Planning Framework.

Impact on neighbouring amenity

- 6.8 The siting of the garage will not be amended however the proposal does involve extensions to the north and west of the existing building. The garage is currently well screened by a mature hedge of a significant height and therefore the only visible difference to neighbouring amenity would be the flat roofed element that results from the garage being extended to the rear. While this element of the garage would be visible from neighbouring properties, it is considered that the separation distance, coupled with the single-storey height of the structure and existing boundary screening, would be sufficient to ensure the development would not result in any harmful loss of light or outlook for occupants of the adjoining properties.
- 6.9 Furthermore, the retention of the existing height of the garage has removed any potential accommodation within the roof space albeit it is noted that storage could be achievable. It is however considered that incidental domestic activity at both ground floor level and within the roof space would not result in considerable potential for harmful overlooking, noise or disturbance. On the basis it is not considered that the extension of the garage would result in a harmful impact on the occupiers of the neighbouring properties and the application is

therefore considered to comply with the relevant policies of the Horsham District Planning Framework in this respect.

Other considerations

- 6.10 Representations have been received raising objections to the proposal on the grounds that there is potential for increased flooding as a result of the extension of the garage. A condition is recommended to require all new hard-surfaces to be porous and this approach is considered appropriate given the scale and nature of the development. It is also noted that the submitted plans indicate existing drainage arrangements at the site would be utilised and enhanced as part of the development. Also the applicant is exploring further measures to overcome the drainage problem at the front of the property which would be either a water run-off channel and/or driveline channel paving to direct the water to the existing drain at the front of the garage.
- 6.11 The proposal would make use of existing access arrangements onto the site and given the nature of Warren Drive, it is not considered any impact on highway safety or the highway network would result from the proposal.
- 6.12 It is noted that whilst Southwater Parish Council have raised no objection to the proposal, this is subject to the adjacent trees not having their roots affected by the foundations. The Council's Arboricultural Officer has been on site during the consideration of the previous application (DC/19/1081) and raised no objection to the proposal. It was considered that there are no trees on the site of any note that might be impacted by the development proposals, and although it was unfortunate that the trees the subject of a Tree Preservation Order had not been included in the application submission, this has been rectified within the current application. Given the no objection raised by the Council's Arboricultural Officer in respect of the previous application, it is not considered that the proposal the subject of this application will result in damage to or the loss of trees within the vicinity of the site.

Conclusion

- 6.13 The application seeks planning permission for the erection of a single storey side/rear extension to an existing detached garage along with the rendering of the structure. For the reasons set out above, it is considered that the proposal would not cause significant harm to the character or appearance of the existing property or the surrounding area and would not significantly impact upon the amenities of neighbouring occupiers. It is therefore considered that the proposal therefore accords with policies 32 and 33 of the Horsham District Planning Framework (2015) and the application is therefore recommended for approval subject to appropriate conditions.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to appropriate conditions as detailed below:

1 Plans Compliance Condition

- 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 host dwelling.

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

- 4 **Regulatory Condition:** The development hereby permitted shall strictly accord with the surface water drainage detail submitted on the 31/10/2019, outlining the proposed means of surface water drainage. The development shall be then be carried out in strict accordance with the approved details and thereafter retained and maintained.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 30 Warren Drive as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/19/2008

Planning Officer: Pauline Ollive