



TO: Planning Committee North

BY: Head of Development

DATE: 03 March 2020

DEVELOPMENT: Demolition of southern end of existing building, alterations to the west elevation including new frontage and fenestration and raising of shopfront for continued use as car showroom and workshop.

SITE: Godfreys of Horsham Worthing Road Southwater RH13 9HA

WARD: Southwater South and Shipley

APPLICATION: DC/19/2389

APPLICANT: **Name:** Mr G Thorpe **Address:** C/O Manorwood The Old Surgery Rumbolds Hill Midhurst GU29 9BY

REASON FOR INCLUSION ON THE AGENDA: The Parish Council have requested to speak on the application at Planning Committee.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Full planning permission is sought for the demolition of part of the building and external alterations to the existing car showroom and workshop building at Godfreys, Worthing Road Southwater. The proposals include –
- The removal of the single storey side projection to the southern end of the building;
 - Alterations to the west facing shop front to facilitate the creation of 2no large aluminium framed sliding windows/doors and 3no tall aluminium framed windows;
 - The removal of 1no door and addition of 3no roller shutters to the eastern rear facing elevation; and
 - The addition of 1no door to the southern side facing elevation following removal of part of the building.
- 1.2 The demolition of the southern section of the building would pull the building away from the southern boundary of the site, creating gap of approximately 6.6m. The proposed removal of the southern section of the building would allow vehicular access to the rear and the creation of additional parking.

- 1.3 It is noted that the submitted plans show new signage to be installed to the west facing elevation, however this has not been considered as part of this full planning application and would instead need to be considered under separate advertisement consent.
- 1.4 It should also be noted that this application relates solely to the external alterations set out above (in para. 1.1). The application does not entail any change of use of the land and this does not therefore fall to be considered.

DESCRIPTION OF THE SITE

- 1.5 The application site relates to an existing large single storey commercial unit located on the western side of Worthing Road within the built up area of Southwater. The application site was previously used by Mazda cars as a car showroom and workshop but is currently vacant. The main part of the building was initially erected following the granting of planning permission for a workshop in 1979 under planning reference HR/193/78. The single storey element attached to the west and south of the building was granted planning permission as a car showroom 1987 under planning reference SQ/20/87.
- 1.6 The wider site is made up of a petrol filling station and associated retail unit / convenience store. The wider area consists mainly of residential properties to the north and south, with the Strategic development Berkeley Homes site located to the west. Southwater Infant Academy is located to the rear/east of the application site.
- 1.7 The existing building/structures on site consists of blockwork/brick and aluminium framed shopfronts and corrugated cement board roofing and the site contains different advertisement designs with regards to colours and sizes.

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 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

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

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Status – In accordance with Regulation 16, Horsham District Council ran a consultation from Friday 7 June 2019 to Friday 19 July 2019 on the Draft Southwater Neighbourhood Plan 2019-2031.

PARISH DESIGN STATEMENT

2.5 Southwater Parish Design Statement

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

| | | |
|-----------|--|-------------------------------------|
| HR/193/78 | Demolition of existing buildings and erection of new workshop with canopy and alterations to forecourt (From old Planning History) | Application Permitted on 05.01.1979 |
| SQ/20/87 | Completion of canopy and erection of car showroom (From old Planning History) | Application Permitted on 22.10.1987 |

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 **Parish Council Consultation:** Objection on the basis that the site use ceased and is now requested to re-continue and this application along with the application of the adjacent site to 8 Flats is an overdevelopment of the area when taken in conjunction with the adjacent site and supermarket, specifically with the need for additional parking required for the car showroom. The supermarket development shows that the parking onsite at present is up to maximum capacity and the additional business use would exceed that desired. The speed limit in the area outside the development is 30mph not 40mph which shows the additional need for caution. A representative from Southwater Council would like to speak on this application if HDC deem it applicable for approval.

PUBLIC CONSULTATIONS

3.3 No comments 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

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 development and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties
- The existing parking and traffic conditions in the area

Principle of development

- 6.2 The proposed removal of the southern section of the building and external alterations would facilitate internal alterations and reconfiguration works to the building. The proposed building is located within the built up area of Southwater, where the Horsham District Planning Framework states that development should be contained, unless there is a specific and justifiable need outside of the built up area boundaries. The application relates to an established commercial unit within a built-up area boundary and as such the principle of development is considered to be acceptable.

Character and appearance of the proposal and visual amenities of the street scene

- 6.3 Policies 32 and 33 of the HDPF seek to promote development of high quality and inclusive design for all development in the district, ensuring that it is complementary of local distinctive character and heritage, integrating with their surroundings. Furthermore, these policies ensure 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.
- 6.4 The proposed demolition of the single storey side element of the building would remove a significant section of the building which currently abuts the southern side boundary of the site. It is considered that the removal of this part of the building would create a greater sense of openness to this section of Worthing Road, resulting in a large area of separation between the building(s) within the application site and the neighbouring property to the south. It is considered that the existing building would appear more appropriately accommodated within the site and reduce the amount of built form and footprint.
- 6.5 The proposed shopfront alterations and fenestration and door changes/additions to the building are considered to be acceptable and would not result in a markedly dissimilar appearance to that of the existing building within the application site or the new retail unit to the north. The proposed shopfront design would maintain large areas of glazing associated with a car showroom and overall, the external changes are considered to be sympathetic and coherent, given the existing use of the site and location.
- 6.6 Whilst the proposed alterations to the building would be clearly visible from a public vantage point, given their nature it is considered that there would not be a detrimental impact on the building, the site or the character of the area and wider street scene. As such, the proposals are therefore considered to be in accordance with Policy 32 and 33 of the Horsham District Planning Framework.

The effect of the development on the amenity of adjoining properties

- 6.7 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.
- 6.8 As noted above, the proposed demolition of the southern section of the building would result in a large section of building currently abutting the neighbouring southern boundary of the site being removed. A distance of approximately 6.6m would be created between the newly configured building and the southern boundary. This is considered to result in a more appropriate relationship with the neighbouring property to the south, particularly as this appears to be set a slightly lower level in terms of the topography of Worthing Road. No additional windows are proposed which would result in any harmful overlooking.
- 6.9 The proposed development does not entail any change of use of the site and the nature of the external alterations would not be expected to create potential for increased levels of noise or disturbance. It is therefore considered that the proposed development would not have a

detriment impact on the amenity of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework.

Parking, transport and highways implications

- 6.10 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users. The proposed development seeks external alterations to the building which would facilitate the re-opening of vacant the premises under its current use class. By virtue of the demolition of the southern part of the building, additional parking would be provided to the south and east of the building, with a vehicular access created to the rear. Following consultation with WSCC Highways, who raised no objection to the proposal on highways or parking grounds, it is considered that the proposal would be acceptable in this regard, and therefore accord with policies 40 and 41 of the Horsham District Planning Framework (2015).

Other Matters

- 6.11 It is noted that Southwater Parish Council have stated in their comments that that the use of the site has ceased as it has been vacant, which could imply 'abandonment' of the use. An established and lawful use cannot though be abandoned by mere non-use. For such a use right to be abandoned, there must be some intention to abandon. From information available to officers, it appears that the site was in use as a Mazda car showroom in July 2016, with this company simply moving out of the site rather than abandoning it or its use. Given the short period which has passed from this date up to the submission of this application and as the building is still capable of functioning for its lawful use it is considered that the use of this part of the site building has not ceased or been lost.

Conclusion

- 6.12 Overall, the proposal does not raise any policy concerns and would not have a detrimental impact on the make-up of the existing building, the wider site or the visual amenities of the street scene. The proposals would not result in any harmful impact on neighbouring amenity beyond that of the existing situation on site. The application is therefore recommended for approval.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is 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 **Pre-commencement (Slab Level) Condition:** No part of the development, except for the demolition of the southern end of the building, hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, doors and roofs of the approved development 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).

Background Papers: DC/19/2389