



TO: Planning Committee South

BY: Head of Development

DATE: 21st July 2020

DEVELOPMENT: Variation of conditions 1 & 3 to previously approved application DC/19/2453 (Erection of a first-floor extension over existing garage with 2no. front dormers and 2no. rear rooflights. Erection of a front porch and 2no. dormers to the principal elevation. Removal of existing first floor flat roof rear dormer with replacement mono-pitched dormer. Erection of a single storey rear extension) Relating to minor alteration to the appearance of fenestration and slight increase in the size of one window at ground floor on the rear elevation.

SITE: Chanctonbury Nyetimber Copse West Chiltington Pulborough West Sussex RH20 2NE

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/20/1024

APPLICANT: **Name:** Mr Philip Thompsett **Address:** Chanctonbury, Nyetimber Copse West Chiltington RH20 2NE

REASON FOR INCLUSION ON THE AGENDA: By request of Councillor Circus

RECOMMENDATION: To approve the amendments to planning permission DC/19/2453 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 is made under s.73 of the Town and Country Planning Act and seeks a minor material amendments to the approved drawing numbers condition (condition 1) and materials condition (condition 3), under planning reference number DC/19/2453 to allow for alterations to the doors and windows. The alterations comprise:

- Alteration in size of the rear ground floor windows
- Amendments to the rear and side window and sliding door design
- Replacement of all brown windows and rainwater goods with white upvc

DESCRIPTION OF THE SITE

1.3 Chanctonbury is a detached two storey dwelling situated at the end of a cul-de-sac within a residential estate. The site occupies a large plot bounded by neighbours Tamarisk &

Haycourts to the west, No.12 & 14 Barkworth way separated by a track to the north and Squirrels Run & The Willows to the north east and south east respectively.

- 1.4 The site is located on the northern side of Nyetimber Copse. The existing dwelling is set back within the plot to the centre and has a spacious rear garden to the north and front drive to the south. The site is located within the Built-up area of West Chiltington Common. The area comprises a mixture of residential properties located within plots of varying size.

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:

2.3 **National Planning Policy Framework**

2.4 **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

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Under Regulation 7, the West Chiltington Neighbourhood Plan Area was designated in February 2014. The West Chiltington Neighbourhood Plan is in progress.

2.6 **PLANNING HISTORY AND RELEVANT APPLICATIONS**

DC/19/2453	Erection of a first-floor extension over existing garage with 2no. front dormers and 2no. rear rooflights. Erection of a front porch and 2no. dormers to the principal elevation. Removal of existing first floor flat roof rear dormer with replacement mono-pitched dormer. Erection of a single storey rear extension	Application Permitted on 22.04.2020
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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

None received

3.2 **Parish Council consultation:** Comment

West Chiltington parish council were unable to submit comments for the application as their committee was due to meet again on the 7th July which was after the deadline for the 26th June 2020 to submit comments. The parish council have formerly requested to present comments before the planning committee on the 21st July for consideration.

PUBLIC CONSULTATIONS

3.3 2 letters of support were received for the application. The nature of these supporting letters can be summarised as follows:

- These are minor alterations to that plan.
- The slight increase in the size of a ground floor window affects nobody.
- This property has a dated appearance due to its brown finished 1970s style window frames.
- The majority of the properties on our estate change their windows from brown to white finish.

3.4 8 Letters of Objection were received for the application. [N.B. 2 of these 8 objections were received from households not living within the district or close to the neighbouring authority boundary]. The nature of these objections can be summarised as follows:

- Detrimental impact on amenity, privacy and Noise impacts
- Overdevelopment of the site
- No consideration has been given to the privacy of the bungalows on the southern boundary nor to the east.
- The proposed development is not in accordance with Policy 33 of the Horsham District Planning Framework (2015).

MEMBER COMMENTS

3.5 Cllr Philip Circus requested that the application be called to Planning Committee South.

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

Principle of development:

6.1 Planning permission was granted in April 2020 under reference DC/19/2453 for:

- The erection of a first-floor extension over existing the garage with 2no. front dormers and 2no. rear rooflights;
- The erection of a front porch and 2no. dormers to the principal elevation;
- Removal of existing first floor flat roof rear dormer with replacement mono-pitched dormer; and
- Erection of a single storey rear extension.

There have not been any material changes in circumstances since the planning application was originally approved and the principle of development remains acceptable.

Design and Appearance

- 6.2 Policy 32 of the HDPF requires high quality design that complements the locally distinctive character of the district and contributes a sense of place in the way they integrate with their surroundings. Policy 33 of the HDPF sets out the Council's development principles in order to conserve and enhance the natural and built environment. The policy, amongst other criteria, requires proposals to 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, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views and be locally distinctive in character and respect the character of the surrounding area.
- 6.3 The prevailing character of the area surrounding the application site is residential in nature; as mainly comprised of detached dwellings divided by traditional hedgerows and fencing. Nearby dwellings in proximity to the application site on Nyetimber Copse are of differing types, ages and designs, but are generally set within generous plots that maintain appropriate gaps between the site in keeping with the wider character of the area.
- 6.4 The proposed amendments to the approved scheme are considered to be modest in nature and would not seek to significantly alter the scale, form or design of the previously approved scheme. The proposed alterations are considered to be appropriate additions to the building and would not have an adverse impact on either the character of the site or wider surrounding area. As such, the proposed amendments to the approved scheme are considered to be acceptable and would be in accordance with policies 32 and 33 of the Horsham District Planning Framework.

Amenity Impacts

- 6.5 Policy 33 of the HDPF states that development should, amongst other things, respect amenities of neighbouring properties and the locality. It is considered that the proposed amendments to the approved dwelling would not have a detrimental impact on neighbouring amenity beyond that of the previous approval. The amendments are therefore considered to be acceptable in this regard and accord with the aims of Policy 33 of the HDPF in this respect.

Conclusion:

- 6.6 Overall, the proposed amendments to the approved scheme are considered to be modest in nature and would not raise any concerns beyond that of the original approval. The application is therefore recommended for approval. As this application would create a new planning permission for the development it is necessary to re-impose all relevant conditions from the original consent, and these form part of the recommendation.

7. RECOMMENDATIONS

- 7.1 To approve the amendments to planning permission DC/19/2453.

Conditions:

- 1 Plans list
- 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 to be used in the development hereby permitted shall strictly accord with those indicated on the Application Form and Dwg. 5648-013 REV B.

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).

- 4 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no windows or other openings shall be formed in the western side elevation of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: To protect the amenities of adjoining residential properties from loss of privacy in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/19/2453