



TO: Planning Committee South

BY: Head of Development

DATE: 20 October 2020

DEVELOPMENT: Erection of a two storey side extension and a single storey rear extension. Alterations to existing parking layout.

SITE: Mill Stream Veterinary Group North Street Storrington RH20 4DH

WARD: Storrington and Washington

APPLICATION: DC/20/1357

APPLICANT: **Name:** Horsham District Council **Address:** Parkside Chartway Horsham RH20 1RL

REASON FOR INCLUSION ON THE AGENDA: Horsham District Council is the Applicant

RECOMMENDATION: To grant planning permission subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the erection of a part-single part-two storey extension to the northern side of the building, and alterations to existing parking layout.
- 1.2 The proposed extensions would incorporate a combined floor area of 148 square metres, and comprise rooms for a CT scanner with control room, dentistry room, isolation room, plant room, storage room, ultra-sound room, theatre, hydro and physio suites. At first floor level, the extension is for additional ancillary office accommodation.
- 1.3 The two storey extension would incorporate a gable matching the form of the existing whilst the single-storey extension to the western rear elevation of the building would incorporate a dummy pitched roof. The proposed extensions would incorporate brick elevations, roof tiles and fenestration, all to match the existing building.
- 1.4 The proposals include the reconfiguration of the car park to provide an additional 2 staff customer parking spaces at the expense of 3 customer bays, a net loss of 1 parking space across the site from 19 to 18 spaces.
- 1.5 During the consideration of this application amended plans have been received to show the retention of the existing planting along the western boundary of the site and the installation of one electric vehicle charging point adjacent to the staff parking bays.

DESCRIPTION OF THE SITE

- 1.6 The application site comprises a modern two storey building which is currently occupied by a veterinary clinic with the adjacent car park to the east of the building. The building is brick with a barn style clay tiled roof.
- 1.7 The site is located within the built up area boundary and is situated at the north end of the Storrington Library Car Park (North Street) which comprises a total of 171 spaces, eight of which are disabled spaces. The car parking area is split into two distinct sections. The first, and major part of the Car Park, lies between the Storrington Chapel and Storrington Library buildings. The secondary parking area lies between the Library to the south and the Veterinary Surgery to the north. This secondary car parking area has a total of 29 parking spaces.
- 1.8 To the north and east of the site lies an area of dense trees. To the west, lies Ryecroft Lane which has two storey residential development on its western side. The Storrington Conservation Area is located approximately 25 metres to the south-east of the site and 50 metres to the south-west of the site.
- 1.9 The application building is owned by Horsham District Council and is approximately 30 years old. It was originally designed for use as a medical practice. Planning permission (DC/17/1066) was granted in 2017 for the change of use from Class D1 medical centre to a veterinary surgery.

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:

National Planning Policy Framework

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

Storrington, Sullington & Washington Neighbourhood Plan (2019):

Policy 1: A Spatial Plan for the Parishes
Policy 14: Design
Policy 15: Green Infrastructure & Biodiversity

Policy 17: Traffic & Transport
Policy 18: Car Parking

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/17/2091	Removal of existing canopy, removal of 1x ground floor window to north elevation, removal of glazed screens to south elevation and replace with brickwork, internally infill 3x ground floor windows to south elevation and 2x ground floor windows to west elevation and installation of new glazed entrance.	Application 10.11.2017	Approved	on
DC/17/1066	Proposed change of use from D1 medical centre to veterinary surgery	Application 21.07.2017	Approved	on

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 INTERNAL CONSULTATIONS

HDC Environmental Health: No Objection.

Conditions recommended relating to control of construction activities and which require Council approval for any new mechanical ventilation, air conditioning systems, security lighting or illuminated signage.

3.3 OUTSIDE AGENCIES

WSSC Highways: No Objection.

The LHA does not anticipate that this proposal would give rise to a significant material intensification of movements to the site or cause any highway safety concerns.

One car parking space will be lost as a result of this development, from 19 spaces to 18. The parking provision will be split evenly, with nine spaces for staff and nine spaces for visitors. The LHA anticipates that the proposed parking provision will be sufficient for the anticipated needs of the site. There is a large public car park adjacent to the site available for use if required.

The LHA notes that four of the staff car parking spaces will be arranged in tandem. Therefore, some shifting/moving of cars may be required in order for them to exit the site. From inspection of the plans, there is sufficient space for vehicles to turn and exit in a forward gear.

Storrington & Sullington Parish Council: No Objection.

The Parish Council agree that there's no obvious need for charging points for clients' cars but would suggest that there is for staff, subject to guidance.

There is no mention in the supporting documents of the vehicular right of way through the parking area.

3.4 PUBLIC CONSULTATIONS

Two letters of neutral representation have been received from the occupiers of 7 and 9 Ryecroft Lane. Comments made by these occupiers request that no cutting of the trees in

the adjacent allotments or on the vet site are cut down, including the hedge between Ryecroft Lane and the Mill Stream Veterinary hospital.

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

- 6.1 The application site is located within the built up area of Storrington, which is classed under Policy 3 of the Horsham District Planning Framework (2015) as a 'larger village', which are characterised by a good range of services and facilities and strong community networks, together with reasonable access to public transport. The development would support the expansion of the existing veterinary surgery facility located within the building. The proposed development is considered appropriate to the scale and function of the settlement, with the proposal therefore considered acceptable in principle subject to detailed considerations as set out below.

Design & Appearance

- 6.2 Policies 32 and 33 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.
- 6.3 Policy 14 of the Storrington, Sullington & Washington Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.
- 6.4 The proposed extensions would extend to the northern side and western rear elevations of the building in an area of existing hardstanding which currently provides five staff parking spaces. The proposed extensions are considered to be sited in an appropriate location at the northern end of the building and are of a scale, form and material finish that would appropriately relate to the overall design and appearance of the building in accordance with policy 14 of the Neighbourhood Plan and policies 32 and 33 of the HDPF. No visual harm is identified in respect of the re-configured car park.

Impact on Neighbouring Amenity

- 6.5 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.
- 6.6 The residential properties that would be most affected by the proposed extensions are located to the west of the site and comprise 7 and 9 Ryecroft Lane. The proposed single storey extension would be located 15 metres from the dwelling comprising 9 Ryecroft Lane and 3.9 metres from the rear garden serving this neighbouring property. The proposed single storey extension would be located 10.5 metres from the dwelling comprising 7 Ryecroft Lane and 3.8 metres from the rear garden serving this neighbouring property. No windows are proposed within the western rear elevation of the proposed single storey extension. The proposed single storey extension would therefore cause no loss of privacy to the neighbouring properties to the west of the application site.
- 6.7 Within the letters of representation received from the occupiers of 7 and 9 Ryecroft Lane, requests were made regarding the retention of the hedge planting along the western boundary. Whilst it is noted that the proposed single storey extension would not include any westerly facing windows, the retention of the planting in conjunction with the proposed development is considered important to maintain privacy between the external area to the west of the veterinary clinic and the neighbouring properties to the west. During the consideration of this application an amended site layout has been submitted which shows that the existing hedge planting along the westerly boundary of the application site would be retained. A condition will be included which requires the retention of the hedge along the western boundary in conjunction with the submitted plan.
- 6.8 The proposed two storey extension would be further distanced from the neighbouring properties in comparison to the single storey extension, with a distance of 13 metres between the three first floor windows in the western elevation of the proposed extension at the closest point. These would be similarly distanced to the neighbouring gardens and properties to the west as the existing first floor windows in the western elevation of the existing building. The proposed two storey extension would therefore not result in any further overlooking between the veterinary site and the residential properties to the west.

Noise

- 6.9 At ground floor level the proposed extensions would predominantly include additional facilities for the examination and treatment of animals (CT room, dentistry room, ultra-sound room, hydrotherapy room and surgical theatre) and storage facilities. There would be an isolation room located in the north-west corner of the ground floor extension which would incorporate a floor area of six square metres. The position of the kennels within the building remains unchanged in the south-west corner of the building. Officers have asked for further information in relation to the intended use of the isolation room. The Agent has advised this room would be for storage of single animals that need to be isolated from other animals otherwise stored in the kennels. It has also been confirmed that the hospital is nursed 24 hours a day in order to care for the animals and reduce any distress to them.
- 6.10 The isolation room would be distanced 15 metres from the nearest neighbouring property, 9 Ryecroft Lane and would not incorporate any windows. Given the lack of window openings, the limited size of the isolation room and the supervised nature of the veterinary clinic, it is considered that the proposal would not cause any harmful increase in noise that would disturb the neighbouring residential properties located to the west.

Access & Parking

- 6.11 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.12 Policy 17 of the Storrington, Sullington & Washington Neighbourhood Plan states that development proposals will be supported provided they can demonstrate that their residual traffic impacts on the local road network are not severe. Policy 18 of the Neighbourhood Plan states that development proposals that will result in the net loss of public car parking facilities in Storrington village centre will be resisted. Proposals that will result in additional public car parking facilities to support the village centre will be supported.
- 6.13 The site is accessed through an existing public car park, with an established access situated on North Street. There would be no changes to the existing access arrangements and there are not considered to be any apparent visibility issues at the access onto the maintained highway network. The County Council Highways Authority does not anticipate that this proposal would give rise to a significant material intensification of movements to or from the site.
- 6.14 Whilst it is acknowledged that the proposal would result in the reduction of parking spaces by one space, it is noted that the Highways Authority anticipates that the proposed parking provision would still be sufficient for the anticipated needs and use of the site. The use of tandem spaces for staff is considered to be acceptable given this can be managed by the practice. There is also a large public car park adjacent to the site available for use if required. It is not anticipated that the reduction of parking spaces by one space would have any harmful impact on the available parking provision in the area.
- 6.15 The Highways Authority have also confirmed that there is sufficient space for vehicles to turn and exit in a forward gear from the new parking spaces. The proposal would therefore provide safe and adequate access and parking in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Trees & Planting

- 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 In order to construct the proposed extensions, it is likely that some of the branches of the trees to the north which overhang the car parking areas within the site would require cutting back. The trees to the north of the site are not covered by a Tree Preservation Order and are not within a Conservation Area. The Council's Arboricultural Officer has raised no objection to the cutting back of these trees to accommodate the construction of the proposed extensions. The existing planted borders to the front of the building are shown on the submitted plans and would appear to be maintained. The proposal would therefore maintain the existing natural features in accordance with policy 33 of the HDPF.

Climate Change

- 6.18 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

- 6.19 The Parish Council have commented that there is no obvious need for electric vehicle charging points for customer parking but suggests that there could be a requirement for electric vehicle charging for staff parking. Amended plans have been submitted which show an electric vehicle charging point adjacent to staff parking spaces 4 and 5. The Applicant has confirmed that the Council would provide ducting for the tenants to install the electric vehicle charging point, so that the building is future proofed.
- 6.20 The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:
- Retention of green infrastructure to manage flood risk
 - Dedicated refuse and recycling storage capacity
 - Facilities for one electric vehicle charging point

The development would therefore provide suitable provisions to reduce the impact of the development on climate change in accordance with local and national policy.

Conclusion

- 6.21 The proposed development would support the expansion of the existing veterinary surgery facility located within the built up area of Storrington. The proposed extensions are considered to be appropriate in terms of their scale, design and appearance with the existing building and the surrounding area. The proposal would not cause any adverse impacts to neighbouring properties and adequate parking provision would be provided in conjunction with the development. The proposal would therefore accord with the requirements of the relevant policies within the NPPF, Horsham District Planning Framework and the Storrington, Sullington & Washington Neighbourhood Plan.

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
	535	387	148
	Total Gain		
	Total Demolition		0

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

Conditions:

1. Approved List of Plans
2. **Regulatory (Time) Condition:** The development hereby permitted shall be begun 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:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - ii. provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles
 - iii. the provision of wheel washing facilities (if necessary) and dust suppression facilities
 - iv. a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - v. delivery, demolition and construction working hours.

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, the car parking spaces shall have been constructed in accordance with the approved details as shown on plan 1597/19/P/01/C and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

5. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, details of all hard surfacing works shall have been completed in accordance with details that have been submitted to and approved, in writing, by the Local Planning Authority. The hard surfacing shall be retained as such thereafter.

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).

6. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, the ducting and electricity to serve an electric vehicle charging point shall be installed in accordance with details shown on plan 1597/19/P/01/C and shall be thereafter retained as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

7. **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).

8. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or

revoking and/or re-enacting that Order), the extensions hereby permitted shall be used for a veterinary surgery, and associated ancillary uses, and for no other purposes whatsoever, (including those falling within Class D1 as defined in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the potential transport and amenity impacts under Policy 33 of the Horsham District.

9. **Regulatory Condition:** The planting along the western boundary of the site shall be retained at all times in conjunction with the development hereby permitted.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10. **Regulatory Condition:** No external plant for mechanical ventilation or air conditioning systems shall be installed without prior consent from the Local Planning Authority by way of formal application.

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

11. **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

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