



TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 9 March 2021

DEVELOPMENT: Construction of a detached single storey dwelling and detached garage with associated external works.

SITE: Badgers Nook Melton Avenue Storrington West Sussex RH20 4BH

WARD: Storrington and Washington

APPLICATION: DC/20/2280

APPLICANT: **Name:** Mr and Mrs M Newnum **Address:** New Cote Cottage 6 Cote Street Worthing BN13 3EX West Sussex

REASON FOR INCLUSION ON THE AGENDA: At the request of Storrington Parish Council

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 The application seeks full planning permission for the erection of a single storey dwelling and detached garage.
- 1.2 The proposed dwelling would be located to the southern portion of the site, and would consist of an 'H' shaped building comprising two main blocks and a connecting link. The dwelling would be of single storey and would predominantly incorporate a mono-pitched roof at converging angles, albeit that the link would utilise a flat roof. The dwelling would measure to an overall height of 4.8m, and would be finished in vertical cladding. The dwelling would provide a living/kitchen/dining room, snug, utility room, shower room, and 3no.bedrooms (one with ensuite and dressing room).
- 1.3 The detached garage would be located to the north of the proposed dwelling, and would measure to a length of 12m and an overall depth of 9.4m. The proposal would incorporate a pitched roof measuring to a height of 4.9m above the ground level, and set down slightly from the host dwelling.
- 1.4 The layout and siting of the dwelling has been directed by existing sewage and water mains passing through the site.

DESCRIPTION OF THE SITE

- 1.5 The application site is located to the east of Merryfield Way and the west of Melton Avenue, and is located within the built-up area of Storrington. The site forms part of a lower density development to the edge of the more densely developed core of Storrington.
- 1.6 The site is accessed from the east, and comprises residential amenity space located to the east of the host dwelling. The application site is surrounded by detached residential dwelling, with the ground level sloping down to the north. The site is bound by mature trees and hedging.

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 (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- 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 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities

- 2.3 RELEVANT NEIGHBOURHOOD PLAN

Storrington, Sullington and Washington Neighbourhood Plan

- Policy 1: A Spatial Plan for the Parishes
- Policy 14: Design
- Policy 15: Green Infrastructure and Biodiversity
- Policy 17: Traffic and Transport

- 2.4 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/10/2560	Outline permission for the demolition of existing house and provision of two new four bedroom chalet type houses	Application 01.02.2011	Permitted on
DC/15/0756	Outline application for one five bedroomed dwelling	Application 19.08.2015	Refused on

DC/18/0736	Reserved matters application for the erection of one five bedroomed dwelling following approval of outline application DC/15/0756, relating to demolition of existing attached double garage within the curtilage of the application site and erection fence not exceeding 1.8m high along the length of the proposed new boundary	Application Permitted on 12.06.2018
DISC/19/0017	Approval of details reserved by condition 2,3, 4 and 5 to approved application DC/18/0736	Application Permitted on 18.09.2019

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

OUTSIDE AGENCIES

- 3.2 **WSSC Highways:** No Objection
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.
- 3.3 **Southern Water:** No Comment
- 3.4 **County Fire Officer:** Comment
Further information will be required on the access to the property to ensure it complies with Approved Document – B (AD-B) Volume 1 2019 edition: B5 section 13 Vehicle access. This is to ensure the access route is suitable for a fire appliance to gain access, with sufficient width, capable of supporting 12.5 tonne axial weight, and sufficient turning facility (AD_B Vol. 1 - diagram 13.1 & Table 13.1).

PUBLIC CONSULTATIONS

- 3.5 **Storrington Parish Council:** Objection on the following grounds:
- Siting of proposed garage
 - Development located in close proximity to Serena
 - External finishes and design of the dwelling are unsympathetic to surrounding properties
 - Size of garage
- 3.6 Two letters of support were received which considered that the proposal was a good use of space and an attractive, contemporary design.

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 full planning permission for the erection of a single storey dwelling and detached garage.

Principle of Development

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy.
- 6.3 Policy 1 of the adopted Storrington, Sullington and Washington Neighbourhood Plan states that development proposals located inside built-up area boundaries will be supported provided they accord with other provisions of the Development Plan.
- 6.4 The application site is located within the built-up area of Storrington and Sullington, where the principle of infill development is considered acceptable in principle, subject to all other material considerations.
- 6.5 The application site has been subject of previous planning decisions for a new dwelling on the site, and this was considered at Outline stage under planning reference DC/15/0756. The application was initially refused by the Local Planning Authority as it was considered that the proposed subdivision would be out of keeping with the character and build pattern of the locality. A subsequent appeal concluded that the proposed subdivision would result in a plot size similar to others in the vicinity, with the illustrative proposal suggesting that there would be sufficient space around the proposed building such that a dwelling would not appear cramped within the site.
- 6.6 The principle of development for 1no. detached dwelling has been established by the previous planning approval and is therefore considered acceptable subject to all other material considerations.

Design and Appearance

- 6.7 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.
- 6.8 Policy 14 of the adopted Storrington, Sullington and Washington Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposal will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.
- 6.9 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types

and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

- 6.10 The proposed dwelling would be located to the southern portion of the site, and would consist of an 'H' shaped building comprising two main blocks and a connecting link. The dwelling would be of single storey and would predominantly incorporate a mono-pitched roof at converging angles, albeit that the link would utilise a flat roof. The detached garage would be located to the north of the proposed dwelling, and would measure to a length of 12m and an overall depth of 9.4m. The proposal would incorporate a pitched roof measuring to a height of 4.9m above the ground level, and set down slightly from the host dwelling.
- 6.11 The application site comprises backland development located to the rear of the frontage dwellings of Melton Avenue and Merryfield Way. Given this context, the site is well enclosed and is not readily apparent from public viewpoints.
- 6.12 The proposed site is relatively modest in size, particularly when considered within the context of the wider surroundings, and it is therefore considered that the single storey nature and modest proportions of the dwelling better reflect the site constraints. While the dwelling would sit in close relation to the surrounding residential dwellings, the modest proportions are considered to result in an unobtrusive dwelling that would have a better relationship with the existing built form. This is considered to be a material consideration of weight in the appraisal of the proposal.
- 6.13 It is noted that the Parish Council have raised an objection to the proposal on the grounds of the design and appearance. While recognised that the proposed dwelling would utilise a contemporary design and form that would be unreflective of the surrounding vernacular, and would therefore result in some conflict with Policy 14 of the adopted Storrington, Sullington and Washington Neighbourhood Plan, it is recognised that the proposal would not be overtly visible from the street scene nor readily apparent from wider public view. It is not therefore considered that the proposal would result in harm to the visual amenity of the street scene or wider townscape character.
- 6.14 The design of the dwelling is considered to be of a scale, massing and overall design that would appropriately reflect the constraints of the site. Therefore, while some conflict with Policy 14 of the adopted Neighbourhood Plan has been identified, it is considered that the proposal would result in a better quality environment that would sit more comfortably within the confines of the site. The public benefit arising from the scheme is therefore considered to outweigh the limited conflict identified.
- 6.15 It is also recognised that the Parish Council have raised an objection to the proposal on the grounds of the siting and scale of the proposed garage. The proposed garage would be located to the north-eastern corner of the site, within an area of unused land. Following concerns with the initial proposal, the garage has been reduced in size and footprint, with the height also reduced so that it sits in line with the ridge of the principal dwelling. These amendments have sought to reduce the scale and proportions of the proposed garage so that it is reflective of the scale and footprint of the principal dwelling.
- 6.16 While the proposal would appear as a relatively bulky addition within the context of the site, it has been positioned so that it would not be readily apparent from the street scene, and is considered to be appropriately subservient to the principal dwelling. The proposal is considered to sit comfortably within the context, taking account of the sloped nature of the site, and is considered to be designed to reflect the character and appearance of the principal dwelling. Given the siting of the proposed addition, which would be relatively sheltered from wider view, the proposal is not considered to result in substantial harm that would justify a reason for refusal.

- 6.17 Given the enclosed nature of the application site, it is not considered that the proposal would result in visual harm to the character and amenity of the street scene. While the design would be contemporary in nature, and would therefore result in some conflict with Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan, it is not considered that the design itself is so harmful to justify a reason for refusal. In consideration of the site context and its relationship with the surroundings, it is considered that the modest proportions of the built form would result in a better relationship with the surrounding residential dwellings. On the balance of all considerations, it is therefore considered that the harm arising from the contemporary design would be limited, with the proportions and unobtrusive scale considered to result in a better arrangement and relationship that would outweigh this limited harm. The proposed development is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.18 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.19 The proposed dwelling would be located to the east of the dwelling known as Serena, and would be located immediately to the rear of the residential curtilage to The Lea, with the residential dwelling located approximately 48m to the west of this neighbouring property. The proposed dwelling would incorporate 2no. high level windows to the western elevation, serving a dressing room, with the eastern elevation including one window and double door opening to the kitchen/living/dining room.
- 6.20 Given the proposed siting and single storey nature of the dwelling, it is not considered that the proposal would result in harm to the amenities of the neighbouring properties to the north, east and south through overlooking, loss of light, or privacy.
- 6.21 It is recognised that 2no. high level windows would be located on the western elevation of the proposed dwelling, facing toward the primary residential amenity space of the neighbouring property to the west. While recognised that this has the potential to result in the perception of overlooking, it is acknowledged that the previous planning approval under DC/18/0736 approved 2no. larger windows on this elevation which opened to habitable rooms. The current proposal seeks to reduce the expanse of openings along this elevation, with the modest size of the proposed windows considered to limit potential outlook. Given this context, it is not considered that a reason for refusal on amenity grounds could be justified.
- 6.22 On the balance of these considerations, it is considered that the proposed dwelling would result in no further harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts

- 6.23 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.24 The existing access serving the dwellings known as Serena and Stonehurst would be utilised as the access to the new dwelling. This access extends from Melton Avenue, a private road, and is an established access.
- 6.25 The acceptability of the proposed access arrangement was established under previous planning approval DC/18/0736, where it was considered that the proposed development would not result in any intensification to the use of the access, with the layout of the proposed site considered to adequately accommodate off-road parking.

6.26 The current proposal seeks to utilise this established access arrangement, and it is therefore considered that the proposed development would result in no further harm to the safety and function of the highway network, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Climate Change

6.27 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. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Reduced water consumption
- Improved energy performance through low voltage lighting, increased insulation standards, and the use of solar gain

6.28 In addition to these measures conditions are attached to secure the following:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Cycle parking facilities
- 1 electric vehicle charging points

6.29 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusion

6.30 The principle of development on the site was established by the previous approval under reference DC/15/0756. The current application seeks an alternative design and form to that approved at reserved matters stage, with the dwelling of a slightly different siting and orientation, with the addition of a detached garage to the north. While recognised that the proposed design and form would be contemporary in nature, and would contrast the rural vernacular of surrounding development, the proposal is not considered to result in significant harm to the character and visual amenities of the surroundings. The enclosed nature of the site is considered to limit wider public views, with the modest proportions and scale of the proposed development considered to result in a better arrangement and quality of development that would outweigh the limit harm arising from the design. The proposal is not considered to result in harm to the amenities of neighbouring properties, with a sufficient amount of off-road parking provided. The proposal is therefore considered to accord with Policies 1, 2, 3, 25, 32, 33, 40, and 41 of the Horsham District Planning Framework (2015).

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
District Wide Zone 1	263	0	263

Total Gain	263
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

7.1 That the application is approved 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 development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) 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).

- 4 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan 2.01D 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:** No dwelling shall be first occupied until 1 no. fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The development hereby permitted shall be implemented in strict accordance with the Arboricultural Report reference Beechdown reference B/022/18 and dated October 2018.

Reason: To ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/20/2280
DC/18/0736
DC/15/0756