



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee

**BY:** Head of Development and Building Control

**DATE:** 25th May 2021

**DEVELOPMENT:** Demolition of existing dwelling and ancillary accommodation and the construction of replacement dwelling and ancillary accommodation with associated external works.

**SITE:** Little Coppice Sandgate Lane Storrington Pulborough West Sussex RH20 3HJ

**WARD:** Storrington and Washington

**APPLICATION:** DC/20/2488

**APPLICANT:** **Name:** Mr and Mrs Hooper **Address:** Oakmeade Finches Lane West Chiltington West Sussex

**REASON FOR INCLUSION ON THE AGENDA:** Eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

By request of Storrington & Sullington 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 to demolish the existing dwelling, outbuilding and single garage on the site and construct a replacement dwelling and ancillary accommodation outbuilding on the site. The proposal also proposes the formation of an extension to the existing driveway around the northern elevation of the proposed replacement dwelling.
- 1.2 The proposed dwelling would occupy a similar position within the site to the existing bungalow dwelling, yet the external ground floor level and the position of the proposed dwelling would be set down a further 450mm in comparison to the existing bungalow on the site. The proposed dwelling would comprise a detached two storey, four bedroom dwelling, incorporating an undercroft storage and plant room area at the basement level. The

dwelling would have a total external floor area of 328 square metres, extending 16.7 metres in length, a maximum 11.3 metres in depth and with a total ridge height of 8.3 metres. The dwelling comprises a contemporary design with an asymmetrical pitched roof and projecting two storey flat roofed projections on the northern and southern elevations. A centralised double height glazed feature is proposed on the southern elevation of the building along with a ground floor balcony and patio area extending from the building to the south.

- 1.3 The replacement dwelling would be mainly clad in self finished, vertical cedar timber cladding and the cantilevered cladded sections to the first floor master bedroom on the western and southern elevations would comprise close jointed stacked slate cladding. The northern flat roofed section of the building would comprise through coloured render. Three solar panels and an external flue are proposed on the southern roof slope of the building.
- 1.4 The proposed annexe outbuilding would be situated 5.8 metres to the east of the replacement dwelling. The outbuilding includes one bedroom, ensuite bathroom, kitchenette and lounge area. The Applicant has advised that this would be used by relatives and friends of the Applicant's when visiting. The annexe comprises, single storey outbuilding incorporating a floor area of 36 square metres with an asymmetrical pitched roofed similar to the main dwelling. The annexe would be finished in vertical cedar cladding and slate roof tiles.
- 1.5 The proposed driveway would comprise a permeable surface finished over a geo-cell driveway system to provide a 'zero-dig' driveway. The proposal includes the installation of a rainwater harvesting tank to the east of the proposed dwelling which would provide for a surface water overflow to discharge to the soakaway to the south.
- 1.6 Amended plans and additional documents have been received during the consideration of this application which have made the following amendments to the original scheme:
  - Deleted the originally proposed 1.8 metre high rendered wall proposed adjacent to the front access driveway from Sandgate Lane.
  - Amended the design of the replacement dwelling from a flat roofed dwelling to incorporate an asymmetrical pitched roof
  - The ground floor level and the proposed dwelling has been dropped by 450mm.
  - The first floor zinc cladded sections to the western and southern elevations of the building have been replaced by close jointed stacked slate cladding.
  - The annexe building has been reduced from a two storey building flat roofed building to a single storey building with pitched roof.
  - An addendum to the original Design & Access Statement has been received which has provided a design rationale for the proposed development and CGI images of the proposed development. The images show a contemporary designed dwelling which would be visible from Sandgate Lane through the access driveway serving the development. The existing established boundary screening is shown as being retained.

## DESCRIPTION OF THE SITE

- 1.7 The application site is situated within the built up area of Storrington and is located on a circular loop at the eastern end of Sandgate Lane. The total site area comprises 0.35 hectares the area and the eastern section of the site comprises a small area of woodland. The topography of the site varies significantly, with the land in the northern part of the site and the existing bungalow property located at an elevated level in comparison to the garden land which falls away steeply to the south. The existing topography plans submitted show a variation of 4 to 5 metres between land levels at the northern and southern end of the site.

- 1.8 The existing bungalow comprises a single storey dwelling incorporating an external floor area of 130 square metres. A single brick built garage lies adjacent to the Sandgate Lane in the western part of the site and there is a dilapidated single storey outbuilding located to the south-east of the existing dwelling. The site boundaries incorporate extensive and mature tree coverage, which also covers the southern half of the site. There is mix of species from Scots Pines, Oak Trees and Rhododendrons, which provide a sense of seclusion within the site, as well as providing screening to and from the site.
- 1.9 Various planning permissions were granted in the 1990's for an infill dwelling within the former garden of Little Coppice to the south. This now built neighbouring property, Tiptoe, comprises a detached bungalow dwelling located to the south of the existing application site. To the north of the site, lies an access driveway which leads to the bungalow property, Lane End and beyond this to the north lies the two storey dwelling, Hampton Ridge. To the west lies a detached chalet bungalow, Hurst Lodge. The land to the west comprises an area of dense woodland, comprising part of Sandgate Country Park. There are three ponds located in the area to the south-east of the site.
- 2.0 Sandgate Lane comprises 20th century detached housing set within well landscaped plots which vary in scale, design and character. Planning permission has been granted for the redevelopment of plots within Sandgate Lane within recent years, comprising replacement dwellings and infill dwellings.

## **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 4 - Strategic Policy: Settlement Expansion
- 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 38 - Strategic Policy: Flooding
- Policy 41 - Parking

#### Supplementary Planning Guidance:

Storrington & Sullington Parish Design Statement 2010

#### RELEVANT NEIGHBOURHOOD PLAN

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031 – 'made' 2019

- Policy 1: A Spatial Plan for the Parishes
- Policy 14: Design

Policy 15: Green Infrastructure & Biodiversity  
Policy 17: Traffic & Transport

#### PLANNING HISTORY AND RELEVANT APPLICATIONS

SG/3/90	Single storey dwelling & garage. New garage to replace existing one. Demolition also involves felling of trees. Comment: Outline (From old Planning History)	Application Permitted on 30.04.1990
SG/15/91	Erection of 1 bungalow & double garage Site: Little Coppice (Adj) Sandgate La Sullington	Application Permitted on 28.08.1991
SG/8/92	Erection of 1 bungalow & garage Site: Little Coppice (Adj) Sandygate La Sullington	Application Permitted on 30.03.1992
SG/19/92	Amendment on approval sg/8/92 for erection of one bungalow with rooflights & garage Site: Little Coppice (Land Adj) Sandgate La Sullington	Application Permitted on 22.07.1992
SG/34/92	Single garage Site: Little Coppice Sandgate La Sullington	Application Permitted on 23.11.1992

### 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](http://www.horsham.gov.uk)

#### OUTSIDE AGENCIES

##### **WSCC Highways:**

*(Original Comments):* No Objection.

Given the proposal is for replacement dwelling utilising the existing access arrangements onto Sandgate Lane, it is considered unlikely that any adverse impacts will result from this proposal.

The WSCC Car Parking Demand (PDC) Calculator would expect at least 3 spaces to be provided for 4+ dwelling in this location. Each parking space accords with the minimum requirements of 2.4 x 4.8 per single parking bay. The ancillary dwelling will be associated with the main dwelling, therefore no additional parking provision would be required.

The proposal is not considered to have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. No transport grounds to resist this proposal. Conditions recommended to secure car parking, Electric Vehicle charging and cycle parking.

##### **Ecology Consultant:**

*(Original Comments):* Comment. Request for additional information.

The site is within the wider conservation area for The Mens Special Area of Conservation (SAC) and the Preliminary Ecological Appraisal states that the existing dwelling and garage are assessed as having 'low' potential to support roosting bats. A single-visit emergence survey is required to confirm the presence/likely absence of bats from the buildings. Should bat roosts be identified, further survey effort, appropriate mitigation measures and a European Protected Species Mitigation Licence are likely to be required. The applicant is also asked to provide sufficient detail on how they will avoid any likely significant effects on The Mens SAC, in particular any significant impacts or severance to flightlines for Barbastelle bats. This information is required prior to determination.

We also note that the Preliminary Ecological Appraisal states that there is an adjacent pond which is “good” suitability for Great Crested Newts (GCN) but there is limited suitability onsite for GCN. We therefore note that a non-licensed Great Crested Newt Mitigation Method Statement will be required as a condition of any consent.

**Ecology Consultant:**

*(Comments on Additional Ecology Surveys):* Comment.

Following the submission of the Bat Emergence Survey Report and Great Crested Newt Precautionary Working Method Statement, we are not satisfied that there is sufficient ecological information available for determination.

The Proposed Site Plan demonstrates that all boundary vegetation will be retained, and the Bat Emergence Survey Report identifies that no Barbastelle bats were recorded onsite.

Impacts will be minimised such that the proposal is acceptable. Conditions recommended to secure the outlined mitigation and enhancement measures within the ecology reports and require a biodiversity enhancement strategy and a wildlife sensitive lighting scheme to be approved by the Council.

**Southern Water:**

*(Original Comments & Amended Plans Comments):* Comment.

The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

**PUBLIC CONSULTATIONS**

**Storrington & Sullington Parish Council:**

*(Original Comments):* Objection.

- Whilst there are no objections to a replacement property, an objection is made in relation to the contemporary design and flat roof which is not in keeping with surrounding properties and a more traditional design is preferred.
- Removal of asbestos is of concern as this will be used as hard core for the new dwelling.
- Access and egress for construction vehicles.
- The topographical survey does not show the relative elevations and concern that proposed building will be intrusive partly by height but also by design.

**Storrington & Sullington Parish Council:**

*(Comments on Amended Plans & Documents):* Objection.

Request to address Planning Committee should Officer recommend application for approval.

- Repeats original comments above.
- The revised design considerably enlarges the mass of the building and the rendered wall is not in keeping with the area.
- A traditional design and a reduction in the size of the dwelling is preferred.

15 letters of objection have been received from 8 separate households. 1 letter of support has been received. The comments made are summarised below:

Objections to original plans:

- Modern industrial design of building, use of materials, scale and height of building not in keeping with rural character of hedge lined county lane.
- Construction traffic would cause road safety issues in road
- Discrepancy in drawing levels and heights
- 1.8 metre high wall out of keeping within road
- Light pollution
- Impact on ecology
- Annexe could be used as independent accommodation
- Impact of ground source heating on soils
- Drainage concerns
- Parking and access concerns
- Impact on trees

Additional comments made in respect of amended plans:

- Amended design still not in keeping with area and will increase height of dwelling
- Intrusive design
- Construction vehicles should not block Sandgate Lane for other residents

Comments of support:

- No one style of building or materials within the Lane.

#### **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 Policy 3 of the Horsham District Planning Framework (HDPF) states that the District has a distinct settlement pattern which should be retained and enhanced. It states that development will be permitted within towns and villages which have a defined built up area boundary (BUAB) where any development 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 set out within the policy.
- 6.2 Policy 1 of the Storrington, Sullington & Washington Neighbourhood Plan (SSW NP) seeks to direct development within the built up area boundaries and supports development within these areas subject to the provisions of the Development Plan.
- 6.3 The application site comprises a total area of 0.35 hectares with an existing bungalow dwelling and ancillary outbuildings set within an established woodland setting. The application site is located within the defined built up area of Storrington and it is therefore

considered to be appropriate for development. For these reasons, it is considered that the proposal which comprises a replacement dwelling and single storey annexe building is acceptable in principle, subject to all other material planning considerations.

### **Character, Appearance & Landscape Impact**

- 6.4 Policies 25, 32 and 33 of the HDPF promote development which is of high quality design and is sympathetic to the distinctiveness of the dwelling and surroundings. Development should protect, conserve and enhance the landscape character, taking account of the natural environment, landscape and landform pattern to which it forms a part.
- 6.5 Policy 14 of the SSW NP states 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.
- 6.6 The proposed dwelling would comprise a contemporary designed two storey dwelling, incorporating a total external floor area of 328 square metres, a length of 16.7 metres, a depth of 11.3 metres and a total ridge height of 8.3 metres from ground floor level. The proposed dwelling would be situated in a similar position to the existing dwelling on the site with the proposed single storey annexe located to the east of the dwelling. From the street scene perspective, the proposal would seek to demolish the single garage adjacent to Sandgate Lane which would enable more open views of the proposed dwelling through the access driveway. The proposed dwelling would be set back 7.5 metres from Sandgate Lane with the annexe building to the east located at a lower land level to the main dwelling.
- 6.7 During the consideration of this application amendments have been made to the design of the dwelling and annexe. The originally submitted plans showed a lower dwelling measuring 6.7 metres in height with a flat roof and the annexe comprised a two storey flat roofed building. Officers raised concerns with the flat roofed form of the proposed dwelling which created a perceived bulk to the replacement dwelling that would not remain in keeping with the character and appearance of the area. It was also queried whether the scale of the proposed two storey annexe could have been reduced to a simpler single storey building. The original development including the proposed first floor zinc panelling to the western and southern elevations was considered to result in a dwelling that would have been out of keeping in terms of its design and appearance with the character of properties within the road. The original proposal also sought to create a white rendered wall measuring at maximum 1.8 metres high adjacent to the access driveway fronting Sandgate Lane. Whilst it is acknowledged that there are a mixture of dwelling types and designs within Sandgate Lane with no particularly uniformity, it was considered that the proposed development as originally submitted would have appeared out of keeping with residential properties within the road and the sylvan and woodland of the area, thereby conflicting with policies 32 and 33 of the HDPF and policy 14 of the SSW NP.
- 6.8 The amended plans have altered the proposed design of the dwelling and reduced the scale of the annexe to a single storey outbuilding with pitched roof. Whilst the Applicants wish for the proposed dwelling to remain contemporary in nature, the main changes comprise the introduction of an asymmetric pitched roof to the dwelling and a reduction of the ground floor level of the proposed dwelling by 450mm. It is acknowledged that this change has resulted in a replacement dwelling measuring 8.3 metres, an increase in height of 1.6 metres in comparison to the originally proposed flat roofed dwelling measuring 6.7 metres in height. It is however considered that the asymmetric pitched roof lessens the perceived bulk of the proposed building and creates a dwelling of increased visual interest, particularly from the westerly street scene perspective.
- 6.9 The zinc cladding on the first floor western and southern elevations has also been replaced by close jointed stacked slate cladding which is considered to be more appropriate in

appearance in the context of other residential properties within the street scene. The elevations of the main dwelling and the annexe building would mostly comprise vertical cedar cladding with slate roof tiles. The use of mostly natural materials would reflect the sylvan wooded character and appearance of its surroundings.

- 6.10 In respect of landscaping, most of the trees and planting along the site boundaries and within the control of the Applicant are shown as being retained. The trees which overhang the northern boundary of the site are outside of the application site, yet a 'zero dig' permeable driveway is proposed to the north of the dwelling to avoid impacts to this established tree line adjacent to the north of the site. No details of the material surfacing for the driveway have been provided but this will be required by condition. The retention of the boundary trees within the Applicant's control and the avoidance of any harmful groundworks within the root protection areas of trees on neighbouring land would ensure the secluded, woodland character and appearance of the site and surrounding area is maintained in accordance with the requirements of policies 25, 32 and 33 of the HDPF.
- 6.11 It is noted that the proposed CGI images submitted show an indicative hedgerow adjacent to the east of the driveway fronting Sandgate Lane. Hedging and planting in this location would assist in softening the appearance of the proposed development when viewed from Sandgate Lane and a planning condition is recommended to secure details of hedging in this location.
- 6.12 It is acknowledged that concerns have been raised regarding the modern appearance of the proposed replacement dwelling in relation to the surrounding residential development in Sandgate Lane. There is however considered to be no particularly uniformity of dwellings within the road, properties are located in different positions within their plots and there are a variety of differing dwelling types, designs and use of materials. It is therefore considered that the amended scheme, which provides a contemporary dwelling with an asymmetric pitched roof and use of appropriate natural materials along with additional landscaping to be secured by condition would not appear incongruous with other residential properties in the road or impact on the woodland character of the wider area. It is considered that the proposed development would comply with the requirements of policies 25, 32 and 33 of the HDPF and policy 14 of the SSW NP.

#### **Amenity Impacts:**

- 6.13 Policy 33 of the HDPF 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.
- 6.14 The neighbouring properties that would be most affected by the proposed development comprise Tiptoe, located to the south, Hurst Lodge to the west and Lane End to the north. At its northern end, the application site is located at a significantly raised land level in comparison to the neighbouring bungalow property, Tiptoe, situated to the south. The existing topography plans show that site levels vary approximately 4-5 metres between the area in which the dwelling is located and the associated garden land within the southernmost section of the site, adjacent to the southerly neighbouring garden and dwelling. The proposed dwelling would occupy a similar position to the existing bungalow above ground floor level, yet would be two storey height, measuring 8.3 metres in ridge height, and incorporating an undercroft storage area below ground level.
- 6.15 The amended plans show a reduction in the land level in which the proposed replacement dwelling would be located by 450mm in comparison to the existing bungalow. The proposed dwelling would be distanced 24 metres from the neighbouring side garden serving Tiptoe and 33 metres from this neighbouring dwelling at the closest point. There is an established group of trees along the northern boundary of the neighbouring dwelling Tiptoe and also trees located in the southerly rear garden which are mostly shown to be

retained. Taking into account the significant separation distances between the proposed replacement dwelling and Tiptoe, the intervening planting and the reduced floor level of the building, it is not considered that the proposed development, would cause any harmful loss of amenity or overbearing to the occupiers of the southerly neighbouring property.

- 6.16 To the west of the site, the proposed replacement dwelling would be distanced to the chalet bungalow, Hurst Lodge by 21 metres. Given the separation distance, intervening road and the boundary planting it is not considered, that the proposed development would cause any harmful loss of amenity to the occupiers of Hurston Lodge to the west.
- 6.17 To the north of the site, lies the bungalow property, Lane End, which is located at an elevated land level in comparison to the application site with a rear garden which falls away steeply to the south. There would be a separation distance of 7.2 metres between the proposed dwelling and the neighbouring rear garden serving Lane End at the closest point and a separation of 34 metres between the two dwellings. The proposed replacement dwelling would be visible from the neighbouring garden to the north between the gaps in the tree planting along the southern boundary of the neighbouring site. The northern elevation of the proposed dwelling incorporates two first floor windows which would serve a bathroom and storage room. In order to maintain privacy to the neighbouring garden serving Lane End, the first floor windows in the southern elevation of the dwelling are recommended to be obscure glazed by planning condition. Three roof lights are also proposed in the northern pitched roof slope of the dwelling, yet these would only provide light to the first floor rooms below and as no roof space accommodation is proposed it is not considered they would cause any harmful loss of amenity to the neighbouring occupiers to the north.

#### **Parking and Highway Considerations:**

- 6.18 Policies 40 and 41 of the HDPF states that development should provide a safe and adequate access, suitable for all users. Policy 17 of the SSW NP states that development proposals will be supported provided they can demonstrate that their residual traffic impacts on the local road network are not severe.
- 6.19 The replacement dwelling and annexe building would be served by the existing access from Sandgate Lane. Sandgate Lane is a private no-through road and is not therefore maintained by West Sussex County Council. Given the proposal is for a replacement dwelling utilising the existing access arrangements onto Sandgate Lane, it is considered unlikely that any adverse highways impacts would result from this proposal.
- 6.20 There would be adequate provision on the proposed driveway for vehicle turning and at least 3 parking spaces as required by WSCC Car Parking Demand (PDC) Calculator for a 4+ bedroom dwelling in this location. The proposal is therefore considered to provide appropriate access, parking and turning facilities to serve the replacement dwelling in accordance with policies 40 and 41 of the HDPF.

#### **Ecology:**

- 6.21 Policy 31 of the HDPF states that proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained. Particular consideration will be given to the hierarchy of sites and habitats in the district, this includes Special Areas of Conservation (SAC), Special Protection Areas (SPA), Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR) and areas of Ancient Woodland.

- 6.22 Policy 15 of the SSW NP states that development proposals must ensure the green infrastructure assets of the Parishes are protected and maintained, and wherever possible, enhanced. Existing planting and natural features must be retained wherever possible to encourage wildlife and for visual reasons. Development proposals should demonstrate that appropriate consideration has been given to providing for wildlife and that, wherever possible, sustainable proposals to protect wildlife interests have been incorporated into the design.
- 6.23 The site is located within the wider conservation area for The Mens Special Area of Conservation (SAC) and adjacent to an area of dense woodland to the east and south of the site. It is also noted that there is a small pond in the southern end of the site and there are several larger ponds located to the south-east of the site. Given the sites location and the disused nature of some of the buildings on the site, it is necessary to examine the impact of the proposed redevelopment on protected species, specifically in this instance bats and great crested newts. A Preliminary Ecological Appraisal, Bat Scoping Survey, Bat Emergency Survey and Great Crested New Precautionary Method Statement has been submitted with this application. The Bat Emergency survey results found that there was a likely absence of roosting bats within the existing buildings and that no further surveys and a European Protected Species Mitigation License were considered necessary in relation to the proposed development works.
- 6.24 The Preliminary Ecological Survey identified several rockeries and remnants of a patio area within the site that could be used as resting places by terrestrial phase great crested newts, since the pond in the adjacent property was assessed as having good suitability for breeding population of this species. To prevent harm to great crested newts the Great Crested New Precautionary Method Statement recommends careful re-location of the rockeries and paving slabs of the remnant patio by a suitable qualified ecologist to ensure any great crested newts are not impacted during construction. The report recommends these works are undertaken outside of the great crested newt hibernation period (avoiding November – February).
- 6.25 On the basis of the findings of the ecology reports submitted, it is considered that the proposed development is unlikely to cause any harm to protected species. Conditions to secure compliance with the mitigation measures within the submitted Ecology Reports, a wildlife sensitive lighting scheme and biodiversity enhancement layout will also be included as per the Ecology Consultant's recommendation.

#### **Climate Change:**

- 6.26 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.
- 6.27 The proposed development incorporates a number of sustainable design measures to build resilience to climate change and reduce carbon emissions:
- Solar voltaic panels
  - Air source heat pump
  - Rainwater harvesting tank and SUDS drainage
  - Biodiversity mitigation and enhancement

The proposed development will include the following measures to build resilience to climate change and reduce carbon emissions which will be secured by condition:

- Electric vehicle charging point

- Cycle parking facilities
- Dedicated refuse and recycling storage capacity
- Landscaping

Subject to the above measures, the proposed development will suitably reduce the impact of the development on climate change in accordance with local and national policy.

## Conclusion

- 6.28 In conclusion, it is considered that the principle of the proposed replacement dwelling and ancillary annexe accommodation is acceptable as the site is located within the defined built up area of Storrington and would comply with policies 1, 3 and 4 of the HDPF and policy 1 of the SSW NP.
- 6.29 It has been acknowledged that concerns have been raised regarding the modern appearance of the proposed replacement dwelling in relation to the surrounding residential development in Sandgate Lane. It has been concluded that there is no particularly uniformity of dwellings within the road, properties typically are located in different positions within their plots and there are a variety of differing dwelling types, designs and use of materials. It is considered that the amended scheme, which provides a contemporary dwelling with an asymmetric pitched roof and a single storey annex building, using appropriate natural materials and with additional hedging to be secured by condition adjacent to Sandgate Lane, would not appear incongruous with other residential properties in the road or harmfully impact on the sylvan woodland character of the wider area. Furthermore, the proposal would not impact negatively on the amenities of neighbouring properties, the operation of the highways network or protected species. The proposal is therefore recommended for approval as it is considered to comply with the requirements of policies 1, 3, 4, 25, 31, 32, 33, 35, 36, 37, 40 and 41 of the HDPF and policies 1,14,15 and 17 of the SSW NP.

### 6.30 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> 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
	284	160	124
		<b>Total Gain</b>	
		<b>Total Demolition</b>	

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 It is recommended that planning permission is granted subject to the following conditions:

### Conditions:

- 1 Approved List of 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 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 parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- v) delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

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-Commencement Condition:** No development shall commence until a Biodiversity Enhancement Strategy for protected and priority species has been submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) location of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework 2015.

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings 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: As this matter is fundamental 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).

- 6 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows

on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for nocturnal species and that are likely to cause disturbance along important routes used for foraging and roosting; and show how and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal species using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain 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).

- 9 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, details of the additional hedge planting along the eastern side of the access driveway adjacent to Sandgate Lane, shall be submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 25, 32 and 33 of the Horsham District Planning Framework 2015.

- 10 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, details of the surface finishes and materials for the driveway and all areas of new hardstanding, shall be submitted to and approved in writing by the Local Planning

Authority. The approved development shall be fully implemented in accordance with the approved details.

Reason: To ensure a satisfactory development that is sympathetic to the character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 25, 32 and 33 of the Horsham District Planning Framework 2015.

- 11 **Pre-Occupation Condition:** Prior to the first occupation of the 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).

- 12 **Pre-Occupation Condition:** The replacement dwelling hereby permitted shall not be occupied until the first floor windows on the northern elevation shown on Drawing No. 2.04 Rev C have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

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

- 13 **Pre-Occupation Condition:** Prior to the first occupation of the replacement dwelling hereby permitted, the parking facilities necessary to serve the dwelling shall be implemented in accordance with the approved details as shown on Drawing No. 2.02 Rev G: Proposed Ground Floor Plan and shall be thereafter retained as such.

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

- 14 **Pre-Occupation Condition:** The replacement dwelling hereby permitted shall not be occupied until secure and covered cycle parking facilities serving it have been provided within the site. 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).

- 15 **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 site. 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).

- 16 **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 (other than those shown on the plans hereby approved) shall be formed in the first floor northern elevation of the replacement dwelling 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).

- 17 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (The Ecology Co-op, August 2020), the Bat Emergence Survey Report (The Ecology Co-op, August 2020) and the Great Crested Newt Precautionary Working Method Statement (The Ecology Co-op, August 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

- 18 **Regulatory Condition:** The foul and surface water disposal to serve the development shall be carried out in accordance with Drawing no. 2.01 Rev B: Proposed Site Plan. The approved drainage shall be maintained thereafter in conjunction with the development.

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).

- 19 **Regulatory Condition:** The materials to be used on the buildings hereby permitted shall strictly accord with those indicated on Drawing No. 2.04 Rev C unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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).

- 20 **Regulatory Condition:** The annex accommodation building hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the replacement dwelling house, Little Coppice, 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 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/20/2488