



TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 20th July 2021

DEVELOPMENT: Erection of a first floor rear extension and installation of an extended raised platform with veranda and decking to the rear garden. Erection of a front porch

SITE: Farthing Cottage 13 Amberley Road Storrington Pulborough West Sussex RH20 4JE

WARD: Storrington and Washington

APPLICATION: DC/20/2167

APPLICANT: **Name:** Mr and Mrs Yvone Kirk **Address:** Farthing Cottage 13 Amberley Road Storrington Pulborough West Sussex RH20 4JE

REASON FOR INCLUSION ON THE AGENDA: By request of Storrington and Sullington Parish Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks planning permission to erect a first-floor rear extension, installation of an extended raised platform with veranda and decking to the rear garden, and erection of a front porch.

DESCRIPTION OF THE SITE

1.3 Farthing Cottage forms the end of a row of terraces to the south of Amberley Road, Storrington. The dwelling occupies a narrow rectangular plot with a short front garden and medium sized rear garden. The site is situated within the built-up area of Storrington.

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 3 - Strategic Policy: Development Hierarchy

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Supplementary Planning Guidance:

Storrington & Sullington Parish Design Statement

RELEVANT NEIGHBOURHOOD PLAN

Storrington, Sullington and Washington Neighbourhood Plan

Policy 14 – Design

PLANNING HISTORY AND RELEVANT APPLICATIONS

SR/32/85

Extension to dwelling
(From old Planning History)

Application Permitted on
22.07.1985

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk
- 3.2 **Parish Council Consultation:** Objection: The Parish Council considered despite the amendments proposed it still felt that there was very little room between neighbouring properties. Members considered that even with the reduction in size of the first-floor extension, it would still be overbearing and have a detrimental effect on neighbouring amenity.
- 3.3 Whilst the parish council has no objection to the porch subject to matching finishes/materials, they do object to the first floor extension & veranda; based on the narrowness of the site. The parish council also considers that the proposed work would appear to dominate neighbouring property, overshadowing & overlooking it significantly.

PUBLIC CONSULTATIONS

- 3.3 No letters of representation were received for the application.

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

Design and Appearance

- 6.3 Policy 32 of the HDPF seeks to ensure that development in the district promotes a high standard of urban design, architecture and landscape. Development will be required to enhance and protect the locally distinctive characters, through good design, landscaping (both within a scheme and having regard to the impact on surrounding landscapes), creating a 'sense of place', and in ensuring that local, social and environmental characteristics are considered.
- 6.4 Policy 14 of the SSWNP seeks to ensure that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect the architectural and historic character and scale of the surrounding buildings and landscape.
- 6.5 The existing dwelling features a single storey rear extension that projects approximately 3.6m from the rear elevation with a flat roof measuring approximately 3.5m in height. The proposed first floor extension would be sited on top of the existing single storey extension and would project 2m from the rear elevation at first floor for the full width of the dwelling. The first-floor extension would create increased space enabling the reconfiguration of the existing bedroom to create a new bathroom and office.
- 6.6 The proposed roof height would be approximately 6.3m and would feature tile hanging to its elevations with a revised pitched roof set down appropriately from the main ridge. The revised first floor rear extension is considered to be of a design, form and scale that would harmonise well with the existing character of this small terrace property.
- 6.7 The proposed installation of an extended raised platform with veranda and decking to the rear garden would extend the decking/ platform into the garden further by approximately 2.5m featuring a single flat roof post and beam structure. The proposal has undergone revisions to the original scheme to now include privacy screening along the shared boundaries with no. 11 and no.15 Amberley Road respectively.
- 6.8 Considering the existing layout to the rear garden which features an area of existing decking area with a set of steps leading up to the single storey rear extension, it is considered that the proposal will match and maintain the existing height of the decking area, with the installation of the proposed flat roof beam and post structure projecting approximately 2.8m from the single storey rear extension.
- 6.9 The proposed front porch would project approximately 1.2m from the principal elevation and feature front steps leading up to the front door. The proposed front porch is considered to be of an appropriate scale and design utilising matching materials that tie in well with the overall existing character of the terrace row.

Amenity Impacts

- 6.10 Policy 33 of the HDPF seeks to ensure that development avoids unacceptable harm to the amenity of occupiers/users of nearby property through, for example, overlooking or noise; ensure the scale, massing and the appearance of the development is of a high standard of design and relates sympathetically with the built surroundings and respects the character of the surrounding area.
- 6.11 The proposed first floor rear extension has undergone subsequent revisions to the original scheme with the proposed scale and design of the first floor rear extension considered to be appropriate to that of the existing dwelling with its current projection meeting the 45 degree centre line requirement of the adjoining neighbours window at no.15 Amberley Road. It is therefore not considered that the increased massing and projection would have

a detrimental impact to neighbouring first floor windows or create significant overshadowing.

- 6.12 Assessment of No.11 Amberly Road ground floor & first floor windows found that they both served a kitchen and bedroom respectively. It is acknowledged that the proposed first floor rear extension would limit the available daylight aspect to the kitchen ground floor window of no.11 Amberly Road, however, given the position and distance of the first floor bedroom window on the rear elevation and the further reduction in depth of the revised first floor rear extension, it is considered that the proposal would not adversely impact the habitable first floor window and would therefore be acceptable.
- 6.13 The proposed extended platform would feature a step down from the existing single storey extension for its main useable area of decking which is considered to be appropriate and further reduce the overlooking aspect to neighbouring amenity. It is considered that given the revised scheme of the proposed extended platform with veranda and decking and the addition of privacy screening along the shared boundaries, the proposal would retain and protect the existing privacy to neighbouring amenity and therefore comply with policy 33 of the HDPF.

Conclusion:

- 6.14 The proposal is considered to be of an appropriate design, form and scale appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area. It is considered that the scale and siting of the extension would be sufficient to prevent any significant impact on the amenities of adjoining occupiers.

7. RECOMMENDATIONS

- 7.1 To approve planning permission subject to the following conditions:

Conditions:

- 1 Plans list
- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the 1.8m privacy screens have been submitted to and approved by the Local Planning Authority in writing. The details as approved shall be installed prior to the use of the enclosed ground floor area and shall be retained as such thereafter.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. **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).