



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 2nd August 2022

DEVELOPMENT: Partial conversion of garage to form a home office.

SITE: 81 Tern Avenue Horsham West Sussex RH12 5AT

WARD: Holbrook East

APPLICATION: DC/21/2474

APPLICANT: **Name:** Mr J Rennie **Address:** 81 Tern Avenue Horsham West Sussex
RH12 5AT

REASON FOR INCLUSION ON THE AGENDA: The applicant is an employee of Horsham District 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 is seeking planning permission for the partial conversion of the existing garage to form a home office. The conversion of garage into office space includes replacing the existing garage door with double doors.

DESCRIPTION OF THE SITE

1.3 The application site comprises a detached house that occupies a corner plot on the north side of Tern Avenue in the built up area of Horsham. The house faces a wooded area to the east and includes a semi-detached garage with a pitched roof.

1.4 The application site is subject of condition 25 of planning permission reference DC/16/2855 which has removed permitted development rights under Classes A, B, C and E.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework**

2.4 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

RELEVANT NEIGHBOURHOOD PLAN

2.2 There is no made plan for North Horsham Parish

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2855

Residential development of playing fields providing for 58 new dwellings including a new access from Jackdaw Lane.

Application Permitted on 23.08.2017

3. OUTCOME OF CONSULTATIONS

3.1 North Horsham Parish Council: No Objection

OUTSIDE AGENCIES

3.2 **WSCC 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 111), and that there are no transport grounds to resist the proposal.

3.3 **Natural England** (Standing Advice): Objection

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

PUBLIC CONSULTATIONS

3.4 No neighbour representations received

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 main issues are the principle of the development in the location and the effect of the development on;

- The character of the dwelling and the visual amenities of the area
- The amenities of the occupiers of adjacent properties

- 6.2 Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building and adjoining neighbouring properties.

- 6.3 Policy 33 states amongst other criteria that extensions should have regard to their natural and built surroundings in terms of their design, scale and character. An extension should be of a scale which is sympathetic to and does not overpower the original building.

Design and Appearance

- 6.4 The application would involve the partial conversion of the existing detached garage. The proposal would involve the internal subdivision to provide storage and home office, with the front elevation retained as existing and a replacement double door installed to the side elevation.

- 6.5 The proposed partial garage conversion would retain the form and appearance of the garage, with the replacement door not considered to result in visual harm to the character or amenity of the locality.

Parking

- 6.6 Whilst the proposal would result in the loss of a potential parking space within the garage there would remain adequate space for 2 vehicles to park on the existing hardstanding. It would not therefore be anticipated that the proposal would result in displaced cars and additional harmful demand for on-street parking that would otherwise justify a reason for refusal.

Impact on Neighbouring Amenity

- 6.7 The proposal would convert part of the existing garage to incidental accommodation as a home office. It is not considered that such use would result in a greater intensification or level of noise and disturbance than the existing situation. It is however considered reasonable and necessary to impose a condition requiring that the garage be utilised for purposes incidental to the main dwelling in order to protect the amenities of neighbouring properties.

Water Neutrality

- 6.8 There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to appropriate conditions as detailed below:

Conditions:

1 **Plans list**

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

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

- 3 **Regulatory Condition:** The materials 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).

- 4 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 81 Tern Avenue, Horsham as a dwelling 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/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).