



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee

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

**DATE:** 20<sup>th</sup> December 2022

**DEVELOPMENT:** Erection of a single storey front extension to garage. Erection of a two-storey side extension, single storey front and rear extensions with associated alterations and amendments to access.

**SITE:** 17 Link Lane Pulborough West Sussex RH20 2AN

**WARD:** Pulborough, Coldwaltham and Amberley

**APPLICATION:** DC/22/1507

**APPLICANT:** **Name:** Mr William Hill **Address:** 17 Link Lane Pulborough West Sussex RH20 2AN

**REASON FOR INCLUSION ON THE AGENDA:** By request of Pulborough 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 is seeking planning permission for the erection of a two-storey, single storey rear extension and single storey front extension to the garage. The proposed two-storey extension would have an overall height of approximately 6.43m, with the single storey additions being 2.7m, 2.95m and 3.64m in height. The proposed extension would be constructed in material to match the existing dwelling. In order to facilitate the proposed extension, an existing single storey rear conservatory would be removed.

### DESCRIPTION OF THE SITE

1.3 The application site comprises a two-storey detached house that occupies a moderately sized plot on Link Lane, within the built-up area boundary of Pulborough. The dwelling is part of a row of detached and semi-detached houses. To the rear is St Mary's C of E Primary School, which is adequately sheltered by boundary treatment and vegetation, and recreational ground to the West. It is noted that the surrounding area consists of a mixture of property of varying designs and extensions present to the side and rear elevations.

## 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  
Policy 40 - Sustainable Transport  
Policy 41 - Parking

Supplementary Planning Guidance:

### RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Pulborough Neighbourhood Plan is currently out to referendum. Independent examiner John Slater was commissioned to undertake the examination of the Pulborough Neighbourhood Plan. The examiner underwent unaccompanied site visits of the plan area on the 27 July 2021 and was issued all Reg 16 representations in full.

### PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.6 None relevant

## 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

- 3.2 **Pulborough Parish Council:** Objection as an overdevelopment of the site.
- 3.3 **WSCC Highways:** The applicant proposes a widening of the existing access, from approximately 3.7m in width to 6.6m. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer. It should be noted that the local Highway Area Office grant licences for widenings up to a maximum width of 6.4m. Therefore, the proposed access widening will likely have to be reduced to at least 6.4m.

The proposed extensions will provide additional living space, including two new bedrooms and an enlarged garage. Considering this, the LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the site. Parking arrangements will remain as existing for this development.

In conclusion, 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.

## PUBLIC CONSULTATIONS

3.4 None 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 visual amenities of the area
- The amenities of the occupiers of adjacent properties

### Design and Appearance

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.

6.4 The proposed erection of a single storey front extension to garage and two-storey side extension, single storey front and rear extensions would be of an appropriate scale when viewed against the existing dwellinghouse. The proposed single storey section of the extension extends no further than 3m from the rear elevation and replaces an existing conservatory that also extended 3m from the rear. It proposes a flat roof with a height of 2.95m, which is a reduction from the existing conservatory.

6.5 The two-storey element represents a subservient form of development, with a ridgeline that sits below the host property. The porch add-on and garage extension would fit comfortably within the curtilage, with the garage set back from the principal elevation. New fenestration would also be appropriate for the existing dwelling and wider area. The Parish Council objected as this was considered an overdevelopment of the site. However, whilst the proposal creates a large scheme in mass, it is considered that the proposed works are a suitable addition in the context of the site and host property. The use of matching materials, in the design, would reflect the form, scale and detailing of the existing building and would appear a coherent and sympathetic addition.

6.6 It is noted that there is evidence of similar development within the street, for example: 15 Link Lane (DC/06/1108) and 9 Link Lane (PL/90/99). Therefore, the proposal is not

considered to be out of character, nor is it considered an uncommon form of development with a residential area such as this, with a number of dwellings having at least a single storey rear projection on their property. Overall, the proposed development is considered to comply with Policies 32 and 33 of the HDPF.

- 6.7 Overall, the proposed extensions, additions and associated works are considered appropriately designed and scaled in relation to the main dwellinghouse and would not serve to unbalance the main dwelling or its surroundings. It is not considered works would have a detrimental impact on the appearance of the dwellinghouse or the wider area, in accordance with Policy 33 of the Horsham District Planning Framework.

#### **Impact on Neighbouring Amenity**

- 6.8 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.
- 6.9 The application has not received any local neighbour objections. The extension sits well back from the 60-degree line from the adjacent neighbour property as per planning guidelines. There is also maintained separation from neighbouring amenities, and additional fencing is proposed to reduce any potential harmful impacts to the front. Taking this into account, overall, the proposal would not result in harm to neighbouring amenity, in accordance with Policy 33.

#### **Impact on Highways and Parking Provision**

- 6.10 Policies 40 and 41 of the Horsham District Planning Framework states that development should provide a safe and adequate access, suitable for all users. The proposed development would be served by a new access point
- 6.11 WSCC Highways commented that the proposal to widen the existing access to 6.6m would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, although in accordance with LHA licences, the proposed access would have to be reduced to at least 6.4m. With the addition of two new bedrooms and an enlarged garage, there would be adequate parking provision for these additions and parking arrangements remain as existing for the development.

#### **Water Neutrality**

- 6.12 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 dwellings, 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.

#### **Conclusion**

- 6.13 Overall, the proposed erection of a single storey front extension to garage and erection of a two-storey side extension, single storey front and rear extensions with associated alterations are appropriately designed and scaled. It is not considered to be overdevelopment due to evidence of other similar development in the local area and the sufficient curtilage area to accommodate these additions. The proposal is also considered to be acceptable on amenity grounds and as such, the application is considered to be in accordance with Policy 32 and 33 of the Horsham District Planning Framework (2015).

## 7. RECOMMENDATIONS

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

### Conditions:

- 1 **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 **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).

### NOTE TO APPLICANT

Please note that any proposed fencing to the front elevation which would be over 1m in height would require separate planning permission.

Background Papers: DC/22/1507