



**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)

BY: Development Manager

DATE: 20 September 2016

DEVELOPMENT: Single storey extension for new w.c. facilities including w.c. for the disabled and ramp access

SITE: Womens Hall 81 High Street Billingshurst West Sussex

WARD: Billingshurst and Shipley

APPLICATION: DC/16/1389

APPLICANT: Mrs Sue Samson, Trustee

REASON FOR INCLUSION ON THE AGENDA: 5 letters of objection have been received within the statutory consultation period, contrary to the Officer's recommendation.

RECOMMENDATION: To grant planning permission subject to conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the erection of a single-storey side extension to the southern elevation of the building to provide new WC facilities, including a new disabled WC. The addition would project some 4m from the side elevation, spanning 6.7m in width, and would include a half-hipped roof to match the main roof, standing at an eaves height of 3.7m, and maximum ridge height of approximately 7m. The roof of the addition would be set 0.4m below the ridge of the main roof of the building. The application also includes a small verandah area over the southern elevation of the proposed addition, including a new ramped access.

DESCRIPTION OF THE SITE

- 1.2 The application relates to a detached community building sited on the northern side of the High Street, Billingshurst. The building is composed of a stock brick facing, including a half-hipped roof with plain clay tiles, and is raised above ground level on a brick plinth. The curtilage itself is raised above the street level, which includes a set of steps to the front, and a ramped entrance to the side, which is accessible via the children's play park to the south. The surrounding area is mixed in character, composed of dwellings and commercial units of varying uses, styles, and ages.

ITEM A09 - 2

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 National Planning Policy Framework (March 2012) Section 7
2.3 National Planning Policy Guidance (March 2014)

RELEVANT COUNCIL POLICY

- 2.4 The relevant policies of the Horsham District Planning Framework are considered to be policy 1, 2, 33, and 40.

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Billingshurst Parish Neighbourhood Planning Document – Designated (Regulation 5 and 6)

PLANNING HISTORY

BL/109/02	Tree felling & surgery Site: Womens Hall 81 High Street Billingshurst	PER
BL/119/88	Fell 2 and surgery on 5 cherry trees Comment: Land fronting 83 high street (From old Planning History)	PER
BL/13/70	Use of hall for playgroup (From old Planning History)	PER
BL/124/99	Surgery on 1 lime 1 weeping ash 2 sycamore and 1 cherry trees Site: 83 High Street Billingshurst	PER
DC/05/3013	Reduction of hedge to form a smaller hedge and lateral pruning (Work to Trees in Conservation Area)	PER
DC/09/1076	Surgery to 1 Weeping Ash (T2) and 1 Lime (T3) trees (Work to Trees in a Conservation Area)	PER
DC/10/1338	Surgery to mixed hedge (G3 and G5), Horse Chestnut, Ash and Sycamore (T2) trees (Work to Trees in a Conservation Area)	PER
DC/13/1788	Surgery to hedge consisting of Hawthorne, Holly, Ash and mixed Hazel	PER

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.

INTERNAL CONSULTATIONS

- 3.2 **Horsham District Council Access Forum** – improved ramp access and disabled WC facilities to the site are welcomed.

OUTSIDE AGENCIES

- 3.3 **West Sussex County Council Highway Authority** - The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and advises that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS

- 3.4 **Billingshurst Parish Council** – No objection.
- 3.5 Five letters of representation have been received objecting to the proposal on the following grounds:
- Concerns raised in regards to use of parking area at Jubilee Court (neighbouring elderly home to the south) for use to hall
 - Potential danger from construction vehicles parking on Jubilee Court
 - No pre-application advice has been sought

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 principal issues in the determination of the application are:
- a) Design and appearance;
 - b) Impact on neighbouring amenity, and;
 - c) Highway safety
- 6.2 In regards to design and appearance, policy 33 of the Horsham District Planning Framework states that developments should be required to ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings. The policy continues to state that permission will be refused where a development may negatively impact on neighbouring amenity.

Design and Appearance

- 6.3 The proposed side addition would project some 4m from the southern elevation of the building, spanning 6.7m in width. The roof of the addition has been designed to match that of the main part of the building, incorporating a half-hip, maintaining the eaves height of the existing roof, in which the ridge is set some 0.4m below the main roof. Given the modest scale of the extension, and the setting of the ridge of the proposed roof below that of the main roof of the building, it is considered that the proposal is of an appropriate scale and design which is in-keeping with the character of the existing building.
- 6.4 The application also includes a modest covered verandah area to the southern elevation of the addition, which would provide sheltered access to the extension via the proposed ramp.

ITEM A09 - 4

The proposed verandah would comprise a similar appearance to the existing front verandah, which is lightweight, and of a suitable construction. This, combined with the proposed ramp, is not considered to appear unduly bulky or out of character in relation to the main building. Further to this, the application proposes to utilise matching materials as to avoid disturbing the appearance of the existing building. With this and the above in mind, the application is considered in accordance with Policy 33 of the Horsham District Planning Framework in regards to its design and appearance.

Impact on Amenity

- 6.5 The proposed extension would be sited on the southern elevation of the existing hall. Immediately to the south of the hall is an existing playground, which is associated with the hall, and is open to the public at all hours. Within the curtilage of the playground is No. 83 High Street, which is occupied by the caretaker of the hall. To the east, the site backs on to the rear of St. Mary's Church graveyard. In this respect, given the southern and eastern boundaries do not directly neighbour residential dwellings, coupled with the infrequent use of the hall; the proposed addition is not considered to result in any harmful or undue amounts of overlooking, overshadowing, or nuisance to neighbouring residential properties. The proposal is therefore considered in accordance with Policy 33 of the Horsham District Planning Framework in regards to its impact on neighbouring amenity.

Transport Issues

- 6.6 Concern has been expressed in regards to the use of the parking area at Jubilee Court for the purposes of the hall during the extensions construction, and following the completion of the development – Jubilee Court is a retirement/sheltered living block of flats located to the south of the playground. West Sussex County Council Highways have stated that visitors to the hall would be required to park on street or to utilise the nearest public off street car parking facility. The proposed works would not result in increasing the hall space, or increasing any planned activities, meetings, or events. Therefore, it is not considered that a material increase in traffic to the site would be expected. Although it is appreciated that the disabled ramp and facilities may encourage more visitors, it should be noted that parking restrictions nearby prohibit dangerous parking in the vicinity of the site, and any increase would not be of a scale to warrant refusal on these grounds.
- 6.7 Furthermore, it should be noted that Jubilee Court is private and any parking along this road should be dealt with by the proprietor of the private access road as it is not maintained by West Sussex County Council. The Highway Authority does not consider that the proposal would have a severe impact on the operation of the highway network, and advise that there are no transport grounds to resist the proposal.

Conclusion

- 6.8 The application has been proposed in order to provide additional WC facilities to the site, including disabled WC for the hall, and a ramped access for disabled users. The Horsham District Council Access Forum has commented on the application, stating that the proposed disabled facilities would be a welcome addition to the site. Given the proposal's siting and modest scale, it is not considered that it would have a detrimental impact on the residential amenities of the neighbouring properties, or the character and appearance of the streetscene, and is therefore considered acceptable. Furthermore, there are no transport grounds to resist granting permission for the proposal.

7. RECOMMENDATIONS

7.1 That the application be approved, subject to the following conditions:

1. The development hereby permitted shall be begun 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.

2. The materials and finishes of all new external walls and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/16/1389