



**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)
BY: Development Manager
DATE: 18 October 2016
DEVELOPMENT: Proposed alterations to existing bungalow and garage to form a two-storey chalet bungalow with integrated garage
SITE: Banavie Lordings Lane West Chiltington Pulborough
WARD: Chanctonbury
APPLICATION: DC/16/1147
APPLICANT: Mr Michael Mason

REASON FOR INCLUSION ON THE AGENDA: Number of representations received contrary to officer recommendation

RECOMMENDATION: To grant planning permission.

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 roof extensions and various roof alterations to the existing bungalow to facilitate the creation of a chalet bungalow. The proposal would represent an overall increase in ridge height compared to the existing bungalow of 1.3m. As part of the alterations to the roof it is proposed to erect barn end and hipped extensions as well as the creation dormers and installation of rooflights to all elevations.
- 1.2 It is also proposed to demolish an existing detached garage to the side of the property and erect a single storey side extension utilising a similar footprint, erect a single storey rear extension and a rear canopy extension facilitating the creation of a loggia. An integral garage would be created to the side north western elevation. It is also proposed to erect a pitched roof porch canopy over the existing main entrance to the property. An existing single storey side conservatory would be removed as part of the development of the property. The application has been amended during the consideration of the application due to officer concerns regarding the scale and bulk of the proposal and potential impact on neighbouring properties.
- 1.3 The amendments include the reduction in the overall height of the proposed chalet bungalow, with a reduction of 0.85m. The original scheme involved roof extensions with pitches at an angle of 50 degrees. The amended scheme has reduced the angle of the

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itches to 45 degrees, thus resulting in a reduction in height and a design which is considered to more appropriate in the context of the street scene.

DESCRIPTION OF THE SITE

- 1.4 The application site relates to a detached bungalow located on the south-western side of Lordings Lane which is a private road located within the built up area of West Chiltington Common. The private lane is accessed via Haglands Lane to the north and Smock Alley to the south. The bungalow is composed of stone walls, UPVC fenestration and tiled roof and the application site benefits from an existing detached garage, a front driveway/parking area and a large rear garden. The surrounding area is characterised by detached bungalows and dwellings which differ in terms of design, built form and positioning within their individual curtilages. The adjoining properties to the north-west and south-east respectively are also bungalows with the application site located at a slightly elevated position when compared to the adjoining properties.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 NPPF 7 – Requiring Good Design

RELEVANT COUNCIL POLICY

- 2.3 HDPF 33 - Development Principles

- 2.4 Neighbourhood Planning Status – Status – West Chiltington Parish has been designated as a Neighbourhood Development Area as of February 2014.

2.5 PLANNING HISTORY

WC/53/67	Bungalows & double garage (From old Planning History)	REF
WC/9/68	2 bungalows & double garages (From old Planning History)	PER
WC/6/54	Site for dwelling (From old Planning History)	PER
WC/6/66	2 detached dwellings (From old Planning History)	PER
WC/6/89	Surgery on 2 oak trees (From old Planning History)	PER
WC/45/90	Conversion of integral garage to residential and erection of new double garage and conservatory Site: Banavie Lordings La West Chiltington	PER
DC/08/2461	Surgery to 1 Oak tree (Oak Ridge House) and 1 Oak tree (Banava)	PER
DC/13/0438	Surgery to 3 x Oak trees	PER
DC/16/1147	Proposed alterations to existing bungalow and garage to form a two-storey chalet bungalow with integrated garage	PDE

3. OUTCOME OF CONSULTATIONS

- 3.1 When 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 West Chiltington Parish Council – Objection to the proposals on the grounds it is considered to be an incongruous over-development of the site.

PUBLIC CONSULTATIONS

- 3.3 Nine letters of objection were received following the initial consultation on the original scheme and seven letters of objection were received following amendments to the scheme and re-consultation. Overall, these objections were received from ten separate households within the given consultation periods. The nature of the objections are based on the following –
- Overdevelopment of site
 - Impact on neighbouring amenity in terms of loss of privacy and overbearing impact
 - Design of the proposal not in keeping with the surrounding
 - Transport and parking implications of development
 - Impact on the private 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

- 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 33 of the Horsham District Planning Framework relates to improving the quality of new development. It confirms that high quality and inclusive design will be required for all development across the district. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Design & Appearance

- 6.3 Policy 33 of the Horsham Development Framework 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.
- 6.4 The revised scheme for the provision of a chalet bungalow would facilitate the creation of an additional bedroom and relocated and enlarged bedrooms from the ground floor to within the newly formed habitable roof space. At ground floor level, the relocation of the bedrooms would facilitate the creation of additional and enlarged living space as well as an integral garage. An existing detached garage would be removed to facilitate the erection of a single storey side extension. As part of the development of the property it is also proposed to erect a gabled pitched roof front porch canopy over the existing main entrance, a gabled pitched roof rear canopy creating a loggia and a single storey rear extension facilitating the creation of an enlarged kitchen.
- 6.5 The proposed roof extensions and alterations would comprise of various hipped extensions incorporating the creation of dormers and insertion of rooflights to all elevations. Front and rear barn end roof extensions would be positioned to the north/north-western side of the property with an additional hipped roof extension to the centre of the proposed chalet bungalow. The proposed roof alterations would result in an overall increase to the maximum ridge height of 1.3m.
- 6.6 As part of the development of the property, an existing detached garage positioned to the south-eastern side of the existing bungalow would be demolished, with a single storey side extension proposed in this location which would project from the side south-eastern wall of the host property by 6m. The proposed single storey side extension would also incorporate a hipped roof which would be set down from the maximum ridge height of the proposed chalet bungalow which would adhere to key criteria set out within the Council's Design Guidance for House Extensions.
- 6.7 As a result of the side extension works to the south-eastern elevation and removal of existing side conservatory to the north-western elevation, the separation distances to the adjoining properties to each side would increase. The distance to the adjoining building to the south-east, Holly Hill, would increase from 9m to 10m and the distance to the property to the north-west, Combers, would increase from 9.5m to 13m at the closest points respectively.
- 6.8 Although the application site is set within a defined built up area, the make-up of Lordings Lane provides a rural feel with mature hedging and vegetation present between properties and to front boundaries and the proposed materials to be used for the development would reflect this. The decorative stone to the principal elevations would be preserved with the UPVC fenestration to the property replaced with timber framed fenestration. This alteration is considered to be acceptable and would be in keeping with the surroundings.
- 6.9 Overall, it is considered that the proposed development of the property, taking into account the scale of the plot and the varying nature of the properties within Lordings Lane, that the proposed works are appropriately designed and scaled and would not have a detrimental impact on the surrounding area, in accordance with Policy 33 of the Horsham District Planning Framework.
- 6.10 This would be further enhanced by the proposal to plant additional hedging along the front, north-eastern boundary. Although the proposal would be visible from a public vantage point, the provision of additional boundary treatments would ensure that the proposed chalet bungalow would not be overly prominent within the street scene.

Impact on Amenity

- 6.11 Policy 33 of the Horsham District Planning Framework 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. Given the revisions to the scheme, no issues of overlooking, overshadowing, or overbearing is envisaged to the adjoining and neighbouring properties. The proposed extension works to the roof have been designed to ensure that roof mass is not concentrated to the sides of the chalet bungalow, thus reducing any potential impact on neighbours.
- 6.12 It is proposed to install 2no dormer windows which would face north-west towards the south-eastern elevation of the neighbouring property at Combers. The proposed dormer windows would serve an en-suite bathroom and dressing room respectively. The application does not state whether the proposed windows would be obscure glazed. However the glazing along with the proposed method of opening of the dormer windows will be controlled by way of condition in order to ensure the amenity of the adjoining property at Combers is preserved. With this provision in place and taking all other aspects into account, it is considered that the proposed works would be acceptable on amenity grounds.

7. RECOMMENDATIONS

It is recommended that planning permission is granted 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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework.

- 3 The proposed dormer windows to be installed at first floor level to the north-western elevation of the building shall at all times be glazed with obscured glass precise details of which, together with details of any opening, shall be submitted to and approved by the Local Planning Authority in writing before installation. The approved glass and any agreed opening details shall be maintained at all times.

Reason: To protect the amenities and privacy of the adjoining properties in Lordings Lane West Chiltington and in accordance with policy 33 of the Horsham District Planning Framework.

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- 4 No works or development shall take place unless and until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

Background Papers: DC/16/1147

Case Officer: Oguzhan Denizer