



TO: Planning Committee North
BY: Development Manager
DATE: 10 January 2017
DEVELOPMENT: Approval of details reserved by condition 18 to approved application DC/15/1888
SITE: Demolished Twigs Bashurst Hill Itchingfield West Sussex
WARD: Itchingfield, Slinfold and Warnham
APPLICATION: DISC/16/0324
APPLICANT: Duncan Jagger and Pippa Bugby

REASON FOR INCLUSION ON THE AGENDA: At the request of Councillor Youtan and Councillor Ritchie

RECOMMENDATION: To approve the discharge of condition 18 attached to DC/15/1888

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

1.1 DESCRIPTION OF THE APPLICATION

1.1.1 Members will recall that at the Development Management Committee (North) meeting on 2 August 2016 where the retrospective application for the erection of a four bed chalet bungalow together with the erection of a detached garage with accommodation above and external air source heat pumps and erection of a cycle store was considered, a condition requiring a schedule of materials to be used for the exterior of the garage/carport to be submitted to and agreed in writing by the Local Planning Authority was imposed.

1.1.2 The application seeks approval of the materials to be used in the construction of the garage/carport as required by condition 18 attached to DC/15/1888. The building is proposed to be of an oak framed construction, with 2 courses of grey engineering bricks (Staffordshire Blue), above which the walls will be clad in timber (softwood). The roof of the garage/carport will be natural Spanish slate to match the roof of the dwelling. The windows and doors will be constructed from timber.

1.2 DESCRIPTION OF THE SITE

1.2.1 The application site comprises a square-shaped residential plot, on which a two storey property has recently been constructed following the demolition of the bungalow that existed on the site. The plot is located on the west side of Bashurst Hill in a countryside location. Bashurst Hill is characterised by large detached dwellings set in very generous plots.

2. INTRODUCTION

2.1 STATUTORY BACKGROUND

The Town and Country Planning Act 1990.

2.2 RELEVANT GOVERNMENT POLICY

2.2.1 The following sections of the National Planning Policy Framework (2012), hereinafter referred to as the 'Framework', are relevant to the consideration of this application (Note: This list is not exhaustive and other paragraphs of the Framework are referred to where necessary within the contents of the report):

NPPF 7 – Requiring good design

2.3 RELEVANT COUNCIL POLICY

2.3.1 Horsham District Planning Framework (HDPF) – the following policies are of particular relevance:

Policy 32 – Strategic Policy: The Quality of New Development

Policy 33 – Development Principles

2.4 NEIGHBOURHOOD PLAN

2.4.1 The Parish of Itchingfield was designated as a Neighbourhood Development Plan Area on 1 September 2015.

2.5 PLANNING HISTORY

2.5.1 The site has a long and complex history which is outlined below:

DC/07/2210 – Demolition of existing bungalow and erection of a 4-bed dwelling and detached double garage – Withdrawn 03.12.2007

DC/08/0659 – Demolition of existing bungalow and erection of a 3-bed dwelling and detached double garage – Refused 20.05.2008

DC/08/1523 – Demolition of existing bungalow and erection of a 4-bed dwelling and detached double garage – Permitted 05.09.2008

DC/11/0682 – Renewal of unimplemented permission Ref DC/08/1523 (Demolition of existing bungalow and erection of a 4-bed dwelling and detached double garage) – Permitted 09.06.2011

DC/13/2058 – Replacement of existing bungalow with chalet dwelling and detached garage – Permitted 23.12.2013

DC/14/0626 – Non-Material amendment to previously approved DC/13/2058 (Replacement of existing bungalow with chalet dwelling and detached garage) comprising alterations to windows, roof and minor design changes – Permitted 28.08.2014

DC/14/2285 – Material amendment to planning permission DC/13/2058 comprising of alterations to the roof – Permitted 06.01.2015

DC/15/0989 – Variation of plans compliance condition on DC/14/2285 to amend the siting and design of the proposed garage – Permitted 02.08.2016.

DC/15/1888 – Retrospective application for the erection of a four bed chalet bungalow together with the erection of a detached garage with accommodation above and external air source heat pumps and erection of a cycle store – Permitted 02.08.2016.

DC/16/2370 – Removal of condition 14 following approval of application DC/15/1888 Relating to changing an opaque window to a transparent window – To be considered by Committee

DISC/16/0318 – Approval of details reserved by condition 16 on DC/15/1888 – To be considered by Committee

DC/16/2567 – Retrospective application for the erection of an oak framed pergola to the southern elevation of the property, black painted metal fencing and gates to the front of the property, and formation of earth bund adjacent to stream at front of the site – Under consideration

DC/16/2568 – Retrospective application for the tarmacking of existing hardstanding area between stream and highway to front of site – Under consideration

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/NEIGHBOURHOOD COUNCIL

3.2.1 No comments received to date.

3.3 MEMBER COMMENTS

3.3.1 Councillor Youtan and Councillor Ritchie have requested that the application is heard before Committee.

3.4 PUBLIC CONSULTATIONS

3.4.1 No comments received to date.

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 application seeks approval of the materials to be used in the construction of the garage/carport as required by condition 18 attached to DC/15/1888.
- 6.2 The building is proposed to be of an oak framed construction, with 2 courses of grey engineering bricks (Staffordshire Blue), above which the walls will be clad in timber (softwood). The roof of the garage/carport will be natural Spanish slate to match the roof of the dwelling. The windows and doors will be constructed from timber.
- 6.3 It is considered that the materials proposed are acceptable and in keeping with the semi-rural character of the surrounding area. No comments have been received from the occupiers of the surrounding properties. It is recommended that condition 18 attached to DC/15/1888 is discharged subject to satisfactory implementation.

7. RECOMMENDATIONS

- 7.1 It is recommended that condition 18 attached DC/15/1888 is discharged.

Background Papers: DC/13/2058, DC/14/0626, DC/14/2285, DC/15/0989 and DC/15/1888