



TO: Planning Committee North
BY: Development Manager
DATE: 10 January 2017
DEVELOPMENT: Approval of details reserved by condition 16 on DC/15/1888
SITE: Demolished Twigs Bashurst Hill Itchingfield West Sussex
WARD: Itchingfield, Slinfold and Warnham
APPLICATION: DISC/16/0318
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

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 an additional landscaping scheme for the site to be submitted to and agreed in writing by the Local Planning Authority, including details of mature trees to be planted around the boundaries of the site, was imposed.
- 1.1.2 The application seeks approval of the landscaping details for the site as required by condition 16 attached to DC/15/1888. A Leylandii hedge has been planted along a section of the northern boundary of the site with Beggars Roost, Bamboo has been planted along the remainder of the northern boundary and the rear boundary of the site, and the existing Yew hedge along the southern boundary with Willow Cottage has been retained. Internally, a Laurel hedge has been planted to delineate between the gravelled access/car parking area and the grassed garden area.
- 1.1.3 Following concerns raised by neighbours, the applicant has agreed to plant a number of semi-mature trees within the site. An amended landscaping scheme showing these trees is to be submitted imminently and will be reconsulted on, with any comments received being verbally presented to Members.

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/16/0324 – Approval of details reserved by condition 18 to approved application 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 10 letters/emails of objection have been received from 7 households which raise the following concerns:

- The condition requires mature planting around the boundaries of the site to protect the privacy of neighbouring properties
- A screen of tall trees must be planted around all the boundaries of the site so that the adjoining properties cannot be overlooked from the windows of Twigs
- The Concise Oxford Dictionary define “mature” as “complete in natural development”

- A well respected local supplier of trees advised that they consider a mature tree to “have a 6 foot clear stem with a head of foliage up to 10-12 feet high, with further growth to come”
- The scheme submitted shows planting that has already been undertaken and does not show any additional landscaping or items to be planted
- There is no proposal to plant any mature trees
- A 2.5m high Yew hedge (along the boundary with Willow Cottage) does not satisfy the definition of mature trees
- No planting proposed along the boundary with Beggars Roost behind the proposed garage
- The Leylandii hedge along the northern boundary is only circa 2m high
- The bamboo hedge along the western boundary is only circa 2m high
- No planting proposed on the eastern boundary other than small shrubs on the left hand side of the drive entrance

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 landscaping details for the site as required by condition 16 attached to DC/15/1888.
- 6.2 A Leylandii hedge has been planted along a section of the northern boundary of the site with Beggars Roost, Bamboo has been planted along the remainder of the northern boundary and the rear boundary of the site, and the existing Yew hedge along the southern boundary with Willow Cottage has been retained.
- 6.3 Following concerns raised by neighbours, the applicant has agreed to plant a number of semi-mature trees within the site. An amended landscaping scheme showing these trees is to be submitted imminently and will be reconsulted on, with any comments received being verbally presented to Members.
- 6.4 The planting of Bamboo and Leylandii would not have been Officer’s preference given that they are not native species and can cause a nuisance if not properly maintained however they are relatively fast growing species once established. It is acknowledged that the scheme as submitted does not show any ‘mature’ trees being planted around the boundaries of the site however given the nature of the site, it is considered that the planting of mature species of trees along all four boundaries of the site would be inappropriate and would be unlikely to achieve the level of privacy that the occupiers of the neighbouring properties seek to achieve. The applicant has indicated his willingness to plant a number of semi-mature trees within the site however, with the exception of one tree which has already been planted in the northern corner of the site close to the boundary with Beggars Roost, these are unlikely to be within the rear garden area given the size of the rear garden and

the fact that the rear boundary is made up of a retaining wall with insufficient space to plant 'mature' trees.

- 6.5 In the circumstances, it is considered that the landscaping as undertaken on site to date is acceptable and it is therefore recommended that condition 16 attached to DC/15/1888 is discharged.

7. RECOMMENDATIONS

- 7.1 It is recommended that condition 16 attached DC/15/1888 is discharged.

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