



TO: Planning Committee North
BY: Development Manager
DATE: 7 February 2017
DEVELOPMENT: Demolition of existing dwelling and erection of 2 no 4 bedroom houses, garages, parking and associated external works
SITE: Farnbrakes Church Street Rudgwick Horsham
WARD: Rudgwick
APPLICATION: DC/16/2668
APPLICANT: Cranfold Developments Ltd

REASON FOR INCLUSION ON THE AGENDA: 8 representations received contrary to the officer recommendation.

RECOMMENDATION: To approve permission

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks consent for demolition of the existing bungalow and the erection of a pair of two storey, semi-detached, 4 bedroom dwellings. The proposed building would be sited in approximately the same position as the existing bungalow but would extend closer to the side boundaries of the site. The frontage of the site would provide shared parking facilities, and a double garage, with amenity space to the rear.

DESCRIPTION OF THE SITE

1.3 The application site is located on the east side of Church Street within the built-up area boundary of Rudgwick. The existing bungalow is sited towards the centre of the plot set back approximately 25m from the road. A single timber clad pitched roof garage sits to the north-east side of the property and forward of its front elevation.

1.4 The site was formerly part of a much larger plot which has been sub-divided following the approval of two detached dwellings at the rear with a new access road parallel with the southern boundary. This neighbouring development was approved under ref: DC/15/1066 and is nearing completion. A development of four detached properties, 'Freshwoods', is sited immediately to the north, on the site of a former single dwellinghouse. Another detached property 'Gimbals' lies to the south-west, separated from the application site by the aforementioned access road.

- 1.5 The western side of Church Street, opposite the application site, includes a series of five detached Grade II Listed Buildings.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 National Planning Policy Framework

RELEVANT COUNCIL POLICY

- 2.3 Horsham District Planning Framework (2015)
HDPF1 - Strategic Policy: Sustainable Development
HDPF2 - Strategic Policy: Strategic Development
HDPF3 - Strategic Policy: Development Hierarchy
HDPF15 - Strategic Policy: Housing Provision
HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF34 - Cultural and Heritage Assets
HDPF40 - Sustainable Transport
HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Rudgwick Parish Neighbourhood Development Plan is currently in its early pre-submission stage.

PLANNING HISTORY

DC/12/0006	Demolition of existing house and garage with erection of 5 No. (4 x 3 bed and 1 x 4 bed) detached houses with gardens	REF
DC/14/2592	Provision of 1 no 3 bedroom and 2no 4 bedroom properties, new access, shared access way, garaging, parking and associated external works	REF
DC/15/1066	Provision of 2 no 4 bedroom bungalows, new access, shared access way, garage, parking and associated external works, retention of existing property and garage	PER
DC/16/0776	Provision of 2no 4 bedroom dwellings, garages, parking and associated external works	REF

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 None.

OUTSIDE AGENCIES

3.3 Rudgwick Parish Council: Object, a further two dwellings would lead to a cramped form of development out of keeping with the character and appearance of the area.

3.4 Southern Water: No objection, a formal application would be required for a connection to the public foul and surface water sewer.

3.5 West Sussex County Council – Highways: No objection. The development would result in a net increase of one dwelling utilising this new access point. The expected volume of resulting traffic movements would not cause a detriment to highway safety in this location. 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 that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS

3.6 8 letters of representation have been received objecting to the proposal for the following reasons:-

- Semi-detached dwellings would not be in keeping with the surrounding detached dwellings and the character of the street;
- This would be an overdevelopment of the plot;
- Parking and garaging is inadequate;
- The development and roof line would be too high and dominate neighbouring dwellings;
- The layout is cramped and not in keeping with the area;
- There would be overlooking of No 4 Freshwoods;
- The existing characterful dwelling would be lost;
- Increased use of the access will adversely affect highway safety.

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

Background

6.1 A previous application for demolition of the existing bungalow and the erection of a semi-detached pair of dwellings was refused for the following reason:-

The layout, comprising tightly spaced dwellings with narrow plots, coupled with proposed building height, scale and form would create an unduly cramped development which would appear at odds and be harmful to the established spacious character along the northern side of Church Street. The proposal is therefore considered to be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 6.2 The proposed development has been amended in response to the decision, with the footprint of the building reduced in order to increase the separation from side boundaries, and the form and design has been revised to create a single roof form / mass.

Principle

- 6.3 The application site is within the built-up area boundary of Rudgwick, which is identified by the HDPF as a settlement with a moderate level of services and facilities and community networks, together with some access to public transport. Policy 3 of the HDPF states that development will be permitted within built-up area boundaries, with any infill development required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement. In this location the redevelopment of the site to provide 2 dwellinghouses, and a net gain of 1 unit, would be acceptable in principle and would contribute towards the provision of windfall housing within the District.

Character and appearance

- 6.4 The application site, despite the loss of part of its rearmost curtilage to recent development, remains a relatively generous plot which reflects the character and pattern of development to the northern side of Church Street. As part of an earlier appeal decision on the site (ref: DC/14/2592) it was noted that the considerable set back of existing buildings from the highway, as well as the verdant and soft landscaped appearance, are key features which contribute positively to the character of the area. The adjacent site of Freshwoods, a small residential development of four detached dwellings, also reflects this spacious character on Church Street.
- 6.5 The building would incorporate a hipped roof with the first floor level accommodation partly within the roofspace. This form and scale reduces the height and massing of the building which would appear appropriate in relation to immediately adjoining development. The proposed development, although creating a semi-detached pair of dwellings, would maintain the existing generous set-back from the street with 3 metre separation from the side boundaries, and a front curtilage which would retain soft landscaping to boundaries and an open character. In public views this approach would retain the appearance of a single building on the site and the plot sizes at the rear, which are comparable to the neighbouring backland development, would not be particularly visible or out of keeping.
- 6.6 It is considered that while the proposal would represent an increase in density the proposed layout, scale, appearance and landscaping would reflect the established character and appearance of the area. The proposal is therefore considered to accord with policies 32 and 33 of the HDPF and addresses the previous reason for refusal.
- 6.7 The relationship between the application site and neighbouring listed buildings would not be significantly altered as a result of the proposal, with the development retaining soft landscaping to the frontage and a comparable building line. It is therefore considered that the development would not harm the setting of nearby Heritage Assets.

Impact on neighbouring amenity

- 6.8 The neighbouring dwelling to the south-west, Gimbals, is on a similar building line to the proposed development and separated from the site by an access drive which creates approximately 15 metres separation between buildings. This separation is sufficient to prevent any harmful loss of light or outlook.
- 6.9 The proposed building would be set approximately 3 metres from the shared side boundary with no. 4 Freshwoods, which adjoins to the north, with 7 metres between buildings. While no. 4 has side facing windows and doors these are secondary windows and are not the primary source of light or outlook for habitable rooms. The additional projection beyond the front and rear of no. 4 is mitigated by the separation between buildings, which would be sufficient to ensure no harmful loss of light or outlook to front and rear window and door openings.
- 6.10 The separation between the facing elevations of the proposed dwellings and the dwellings under construction at the rear of the site, at approximately 24 metres, is sufficient to ensure that the proposed dwellings would not have a substantially harmful effect on outlook, light and privacy for future occupants of these dwellings.
- 6.11 The development would not create any overlooking beyond that which would be expected in a residential location such as this. A condition is recommended to require obscure glazing to upper floor side facing window openings.
- 6.12 For the reasons outlined it is considered that the proposed development would not have an unacceptably adverse effect on the amenity of occupiers of nearby properties.

Standard of accommodation

- 6.13 It is considered that the indoor and outdoor amenity space of the proposed development would provide a satisfactory environment for future occupiers.

Transport

- 6.14 The Highways Authority has raised no objections to the proposed access or on-site parking arrangement, commenting that the proposal would not have 'severe' impact on the operation of the Highway network and that there are no transport grounds to resist the proposal.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted, subject to the following conditions:
1. A list of the approved plans
 2. 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.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B, C, E and F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s)

of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the relationship of the site with adjoining properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 No works for the implementation of the development hereby approved shall take place outside of 08.00 hours and 18.00 hours on Mondays to Fridays and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays.

Reason: To safeguard the amenities of adjoining properties in the vicinity of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

- 7 No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 Prior to the first occupation of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, 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 the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 Prior to the first occupation of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be implemented as approved and thereafter maintained in accordance with the approved details.

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

- 11 The dwellings hereby permitted shall not be occupied until the first floor windows to the north and southern (side) elevations have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing shall be retained permanently thereafter.

Reason: To protect the privacy of Gimbals and 4 Freshwoods in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 Prior to the first occupation of the development hereby permitted, the car parking spaces serving the development shall be constructed in accordance with approved details and thereafter retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).