



TO: Planning Committee South

BY: Development Manager

DATE: 21 February 2017

DEVELOPMENT: First floor rear extension with side extension to provide additional function room with ancillary staff accommodation

SITE: The Banyan Tree 19 Swan Corner Pulborough West Sussex

WARD: Pulborough and Coldwaltham

APPLICATION: DC/16/1646

APPLICANT: Mr G Smith

REASON FOR INCLUSION ON THE AGENDA: At the request of the Parish Council who wish to address the committee

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 two-storey side extension to the western elevation, which would facilitate staff accommodation for the restaurant; a first floor rear extension above an existing addition, which would provide an additional function room, and various fenestration and roof alterations.
- 1.2 The two-storey side extension would project 4.9 metres, comprising a half-hipped roof with an eaves height of 8m, maximum ridge height of 9.25 metres, and would include a small pitched roof dormer to the rear elevation. The first floor extension includes a 1.3 metres extension to the rear to accommodate a bin store, resulting in a 1.2 metres increase in eaves height (from 2.9 metres to 4.1 metres) a 2.2 metres increase in overall ridge height (from 5.4 metres to 7.6 metres) and includes two pitched roof dormers and rooflights to the side roofslopes of the extension. The application also proposes the installation of two rooflights to the rear roofslope of the main part of the building.

DESCRIPTION OF THE SITE

- 1.3 The planning application relates to a detached bar/restaurant, with habitable accommodation above, sited on the southern side of Swan Corner, Pulborough. The existing building is two-storey with converted loft space, includes a varied roof form, and is composed of a mix of red stock brick facing, stone facing with red brick quoins, and clay tile hanging. The site benefits from 8 existing parking spaces to the rear of the unit, which are

accessible from the residential side of Swan Corner to the south, and a servicing yard to the west.

- 1.4 The surrounding area is mixed in character, composed of dwellings and commercial units of varying styles, ages, and sizes, including some listed buildings to the north-east towards the Conservation Area.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 NPPF7 - Requiring Good Design
- 2.3 National Planning Policy Guidance (2014)

RELEVANT COUNCIL POLICY

HDPF1 - Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF33 - Development Principles

HDPF40 - Sustainable Transport

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Pulborough Parish Neighbourhood Planning Document – Designated (Regulation 5 and 6)
The application site has not been identified as a possible site allocation.

PLANNING HISTORY

DC/04/1259	Installation of windows, compressor, fans and flue and use of 1st floor area for A3 Dining area	PER
DC/05/3049	2-storey side extension	REF
DC/06/1031	2-storey side extension	PER
DC/07/0774	Alteration to parking layout to re-site 3 car parking spaces to provide an enclosed external amenity area to the existing building	PER
DC/07/1942	Retention of a customer smoking shelter	PER
DC/07/2470	Change of use from wine bar and restaurant to wine bar, restaurant and take-away	PER
DC/10/0019	Renewal of unimplemented planning permission DC/06/1031 for a 2-storey side extension	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** – Comment - the proposed ground floor plan includes an unusual layout, and should include level access.

OUTSIDE AGENCIES

- 3.3 **West Sussex County Council Highway Authority** – No objection – subject to conditions

PUBLIC CONSULTATIONS

- 3.4 **Pulborough Parish Council** – Objection – whilst Members support the additional function room with ancillary staff accommodation, parking is restricted in this area, especially with the number of developments proposed in this vicinity. Members, again, feel this is overdevelopment with 3 storeys and would like it contained to 2 storeys.

- 3.5 Three letters of representation have been received objecting to the proposal on the following grounds:

- The development would result in increased congestion
- The development would result in an increase in noise disturbances
- Design
- The development would result in a loss of open greenspace
- Concerns raised with regards to the potential resultant increase in noise, as the extension would consolidate two smoking areas to one
- Concerns also raised in regards to the parking pressures on and surrounding the site

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) Principle of the development
- b) Design and appearance
- c) Impact on neighbouring amenity
- d) Impact on highway

Principle of the Development

- 6.2 The site is located within the built-up area of Pulborough, where the principle of the development is considered acceptable subject to normal development control criteria. In this respect, planning permission has previously been granted for a two-storey side extension in 2006 and 2010. The current application again proposes a two-storey side extension with accommodation within the roof for staff accommodation, but also includes a rear first floor extension which would facilitate an additional function room. Therefore, no objection is raised in regard to the principle of the development.

Design and Appearance

- 6.3 Policy 33 of the Horsham District Planning Framework states that development proposals should make efficient use of land, 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.
- 6.4 The proposed two-storey side extension would be sited in the same location as the previously approved scheme and would be of similar dimensions. The setting of the extension away from the front and rear elevation, and the ridge below that of the main roof of the unit, creates an appropriate scaling of the proposal in relation to the existing building. Overall, the proposed two-storey addition is considered appropriately scaled and massed in relation to the main part of the unit, and is considered well-contained within the site.
- 6.5 The proposed side extension would utilise matching materials, including a brick facing to the ground floor elevation, and tile hanging to the first floor and above. The development also includes the installation of one rooflight to the front roofslope of the extension, and a small pitched roof dormer to the rear. Both additions within the roof are considered appropriate in regard to their form, design, and scale, and would not detract from the overall appearance of the unit.
- 6.6 The proposed first floor rear extension has been reduced in height from the initial submission, which included a full storey at the upper floor level. Following discussions with the applicant, the scheme has been reduced in order to create a more subservient and less overbearing addition to the first floor, and a reduced overall bulk to the unit.
- 6.7 The first floor addition would include a relatively modest increase in eaves and ridge height, including a 1.3 metres extension (which would accommodate a bin store) and two pitched roof dormer windows to the side roofslope. Overall, the first floor extension is considered appropriately scaled and massed in relation to the main part of the building. Further to this, the extension would incorporate matching material as to avoid disturbing the overall appearance of the existing unit. As such, the first floor rear extension is considered in accordance with Policy 33 of the Horsham District Planning Framework in regards to design and appearance.

Impact on Neighbouring Amenity

- 6.8 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.
- 6.9 In this respect, the site benefits from a corner plot location, which is set away from any directly adjacent neighbouring residential dwellings. The closest neighbouring residential dwellings to the unit are No. 1 Swan Corner which is located to the east at a separation distance of 10.2 metres, and to the west a first floor residential apartment above the Hair

Salon at Ferrymead at a distance of 6.6 metres to the proposed development area. Given the retained distance between the site and No. 1 Swan Corner, the proposal is not considered to result in any harm to the neighbour by way of overlooking or overshadowing. To the west, the first floor flat at Ferrymead does not include any windows to the side elevation facing the site, and does not include any amenity space to the rear. As such, the proposed two-storey side addition would not result in any opportunity of additional overlooking, and would not result in any harmful levels of overshadowing.

- 6.10 The first floor rear extension would face the parking area to the rear, which separates the rear of the site from the neighbouring dwellings in Swan Corner. Given the retained separation distance of 22.5 metres between the proposed first floor rear addition, which is in excess of the Council's privacy standard of 21 metres, it is not considered that the extension would result in any harmful levels of overshadowing, sense of overbearing, or loss of outlook to the neighbouring dwellings. Therefore, the proposed is considered in accordance with Policy 33 of the Horsham District Planning.

Impact on Highway

- 6.11 Policy 41 of the Horsham District Planning Framework states that development should provide safe and adequate parking, suitable for all anticipated users.
- 6.12 The application initially included the re-arrangement of the existing customer parking to the rear of the site. Following consultation with WSCC Highways, it was advised that the revised spacing did not conform to the parking space size standards, and parking spaces 7-9 would be sited on Highway land. The applicant would therefore be required to liaise with the Highways Boundary Team to revise the proposed parking arrangement, and this element has since been deleted from the scheme. WSCC Highways also advised that due to the sustainable location of the site and small scale nature of the proposal, the development would not result in any safety concerns. A condition is proposed to ensure that additional parking requirements are met, following an agreement with the Highways Boundary team. The proposal is therefore considered acceptable in principle in accordance with Policy 41 of the Horsham District Planning Framework.

7. RECOMMENDATIONS

- 7.1 That the application be approved, subject to the following conditions and informative:
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. 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).

4. No part of the development hereby permitted shall be first occupied until the parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: to provide car-parking space for the use, in accordance with Policies 40 and 41 of the Horsham District Planning Framework

INFORMATIVE

The applicant is advised to contact the WSCC Highway Boundary Team to request a highway boundary plan for the site to assist in preparing a revised parking layout:

Phone: 03302226700

Email: land.charges@westsussex.gov.uk

Website: <https://wesussuex.gov.uk/roads-and-travel/information-for-developera/highway-boundary-information/>

Background Papers: DC/16/1646