



TO: Planning Committee South
BY: Development Manager
DATE: 21 March 2017
DEVELOPMENT: Retrospective application to retain a self-contained flat in the lower ground floor of an existing house
SITE: 16 Southview Terrace Henfield West Sussex BN5 9ES
WARD: Henfield
APPLICATION: DC/16/2623
APPLICANT: Miss Suzanne Sutherland

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received contrary to Officer recommendation

RECOMMENDATION: To permit application

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks planning permission for a 1-bed flat within the lower ground floor of 16 Southview Terrace. The development has taken place and the application is therefore retrospective. The subdivision has involved only internal changes to the lower ground floor, with the layout providing a bedroom, a dining room, kitchen, and utility room at the rear.

DESCRIPTION OF THE SITE

1.3 The application site lies on the north side of Southview Terrace, a private lane, within the built-up area and designated Conservation Area of Henfield.

1.4 The site is set to the rear of a number of dwellings positioned to the south of Nep Town Road, with access provided off of Weavers Lane, and on street parking provided to the south of the street.

1.5 The site includes a single storey side garage with balcony over, which is bound with a close-boarded fence to the east, and a public right of way which extends adjacent to the boundary.

1.6 The site is positioned at the end of a row of terraced dwellings of similar size and appearance, all of which include small rear gardens. All of the neighbouring properties are slightly stepped up from the street scene, with a basement level provided.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
NPPF3 - Supporting a prosperous rural economy
NPPF6 - Delivering a wide choice of high quality homes
NPPF7 - Requiring good design
NPPF14 - Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
HDPF1 - Strategic Policy: Sustainable Development
HDPF2 - Strategic Policy: Strategic Development
HDPF3 - Strategic Policy: Development Hierarchy
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF34 - Cultural and Heritage Assets
HDPF40 - Sustainable Transport
HDPF41 - Parking
HDPF42 - Strategic Policy: Inclusive Communities

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 **Henfield Neighbourhood Development Plan 2015 – 2035**
Following a court decision on 13 October 2016, Henfield Neighbourhood Development Plan has been quashed. The Parish Council is currently considering how they will move forward. Henfield Parish continues to be covered by the Horsham District Local Plan, and this plan remains the current and up to date plan for the area.

PLANNING HISTORY

HF/69/81	Garage. (From old Planning History)	PER
DC/06/2976	Removal of existing garage roof and formation of roof terrace and conservatory	REF
DC/07/0617	Removal of existing garage roof to create roof terrace	PER
DC/12/1793	Two storey side extension to replace existing single storey garage with roof terrace (Full Planning)	PER
DC/12/2161	Demolition of existing single storey garage (Conservation Area Consent)	PER
DC/12/2299	Forming new opening in the 1st floor front elevation and installing a painted timber double hung sash window	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 N/A

OUTSIDE AGENCIES

- 3.3 **County Council – Highways:** No objection. The proposal would not have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32.).
- 3.4 **County Council – Rights of Way:** No objection. The application does not propose any alteration to the public right of way.

PUBLIC CONSULTATIONS

- 3.5 **Parish Council:** Objection as it does not comply with policy.
- 3.6 13 letters of objection were received within the consultation period, with an additional 2 representations received after the consultation closed. These can be summarised as follows:
- Increased intensity and pressure on traffic and parking
 - Noise and traffic pollution
 - Overdevelopment
 - Setting of a precedent
 - Impact on Conservation Area
 - Detrimental effect on privacy and general amenity

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 full planning permission for the retention of the subdivision of the existing dwelling to provide a self-contained flat within the lower ground floor.

Principle of Development

- 6.2 Policy 3 and 4 of the Horsham District Planning Framework (HDPF) state that development will be permitted within towns and villages that have defined built-up areas. Any redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.3 The site is positioned within the built-up area of Henfield which is categorised as a “Small Town and Larger Village” under Policy 3 of the HDPF. These settlements are defined as having a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. The settlements act as hubs for small villages to meet their daily needs, but also have some reliance on large settlements/each other to meet some of their requirements.
- 6.4 The site is located within the built-up area, where there is a presumption in favour of development. As such, the principle of the development is considered acceptable, subject to all other material considerations.

Character of the site and surroundings

- 6.5 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings; with proposals contributing to a sense of place through appropriate scale, massing and appearance.
- 6.6 The subdivision has involved no external alterations to the property. As such, the proposal is not considered to have a material impact upon the character and distinctiveness of the site and surroundings. Therefore, the proposal is considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenities of the occupiers of adjoining properties

- 6.7 Policy 33 of the HDPF states that development should be designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, whilst having regard to the sensitivities of surrounding development.
- 6.8 The subdivision of the property has affected the lower ground floor which is set within the basement level. The development has involved no external alterations to the property, and thus the proposal will cause no harm to the amenities of neighbouring properties through outlook, loss of light or privacy, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Quality of environment for future occupiers

- 6.9 Policies 32 and 33 of the HDPF states that development should provide an attractive, functional, accessible, safe and adaptable environment, with development providing maximum benefit from sunlight and passive solar energy.
- 6.10 The layout of the proposed flat utilises pre-existing window and door openings, providing a living area to the southern (front) section of the dwelling, with the bedroom, kitchen and bathroom positioned to the rear. This arrangement, which is not dissimilar to the original configuration of the building, is considered sufficient to ensure that the key habitable room benefits from natural light from the front lightwell, which is a common feature of the street. The remainder of the unit benefits from windows to the rear of the building which overlook an area of private amenity space. It is considered that the resulting standard of accommodation is considered acceptable with adequate space and good access to natural

light and ventilation. The development is therefore considered to accord with Policy 33 of the Horsham District Planning Framework (2015).

Existing Parking and Traffic Conditions

- 6.11 Policy 41 of the HDPF states that development should provide safe and adequate parking, suitable for all anticipated users.
- 6.12 A number of objections have been raised to the application based upon the existing parking arrangement. These objections state that there is insufficient parking along the lane to provide for the existing dwellings, with the addition of another dwelling considered to further strain the parking, traffic and access arrangements.
- 6.13 It is acknowledged that the introduction of a further dwelling would lead to additional demand for parking. The site is though within an area of uncontrolled street parking where no exceptional local circumstances have been identified which would be exacerbated by the proposal. The additional demand for parking is not therefore considered likely to result in either material nuisance for adjoining residents, or a highway safety hazard.
- 6.14 The site is also located within a built-up area in reasonably close proximity to the centre of Henfield. This is considered to be a sustainable location with good walking links and public transport services which would reduce the need for a private vehicle with the possibility of using other methods of transportation available. The Highway Authority has raised no objection to the proposal. This reinforces the above view and, in this instance, the absence of dedicated parking is considered acceptable and in accordance with policies 40 and 41 of the Horsham District Planning Framework.

7. RECOMMENDATIONS

- 7.1 To permit the application

Background Papers: DC/16/2621