



TO: Planning Committee North

BY: Head of Development

DATE: 9 May 2017

DEVELOPMENT: Construction of a new vehicle access 2.5m wide in the front boundary with a 1 metre x 1 metre splayed fence line from the footpath and construction of a crossover on to the Public Highway

SITE: 2 Mill Cottages Warnham Road Horsham West Sussex

WARD: Holbrook West

APPLICATION: DC/16/2672

APPLICANT: Horsham District Council

REASON FOR INCLUSION ON THE AGENDA: The applicant is Horsham District Council

RECOMMENDATION: Grant planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission for the formation of a new vehicular access onto Warnham Road. The proposed layout would provide on-site parking and turning space in association with the residential use of 2 Mill Cottages. To facilitate the hardstanding a number of apple trees within the curtilage of the site would be felled. The proposal requires planning permission as Warnham Road is a classified highway.
- 1.2 An accompanying application for a matching proposal at 1 Mill Cottages, the adjoining property within the pair, has been submitted under reference DC/16/2671. This accompanying application is also included on this Agenda.

DESCRIPTION OF THE SITE

- 1.3 The application site comprises one half of a pair of semi-detached dwellinghouses that occupy modest plots on the northern side of Warnham Road. The site is outside of any built-up area boundary adjoining the southern edge of the Warnham Nature Reserve. The site does not benefit from any on-site parking, with the nearest street parking approximately 50 metres to the south.
- 1.4 Significant to its location, on the edge of the Nature Reserve, the road and its immediate surroundings have a high proportion of vegetation along both sides of the highway and bounding the property to the rear giving it an attractive backdrop. Opposite the site is Rookwood Golf course.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
NPPF 7 – Requiring Good Design
NPPF 14 – Presumption in favour of Sustainable Development

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
HDPF 25 - The Natural Environment
HDPF 26 - Countryside Protection
HDPF 32 - Strategic Policy: The Quality of New Development
HDPF 33 - Development Principles
HDPF 40 - Transport and Access

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Denne Neighbourhood Council is part of the Horsham Blueprint Neighbourhood Forum, for which there is no 'made' plan.

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.5 There is no previous or relevant planning history for the site

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 received.

OUTSIDE AGENCIES

- 3.3 WSCC Highways Authority: No objection. Following amendments the proposal would not have a severe impact on the operation of the highway network, therefore is not contrary to the NPPF (para 32), and that there are no transport grounds to resist the proposal; subject to conditions and an informative advising the applicant to obtain formal approval of the Highway Licensing Team to authorise works on the public highway and tree removal.
- 3.4 Denne Neighbourhood Council: No objection.

PUBLIC CONSULTATIONS

- 3.5 The Horsham Society: No objection in principle, but object to the loss of apple trees in the front garden and replacements should be sourced.

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 main issues in the determination of this planning application are the principle of the development, the impact on visual amenity, neighbouring amenity and highways issues.

Character and appearance

- 6.2 The existing frontage of the site comprises low level timber fencing with intermittent vegetation above. The creation of an access point within this frontage would not appear incongruous with the surroundings, with a number of similar crossovers visible in the vicinity of the site. It is noted that concern has been raised regarding the loss of an elder tree within the application site. This tree is not formally protected and as such refusal of the application due to the loss of this planting would not be warranted. A condition is recommended to secure a landscaping scheme for the site, and this would include the need for replacement planting and means of enclosure. It is considered, subject to this condition, that the proposal would preserve the prevailing character and appearance of the street and wider semi-rural area, and complies with policies 25, 32 and 33 of the HDPF.
- 6.3 The new crossover would provide vehicular access to off-street parking associated with the residential use of 2 Mill Cottages. The proposal is associated with an existing use and would not lead to a significant increase in the overall level of activity. It is not therefore considered to represent a form of development which is inappropriate to the countryside location and there is no conflict with policy 26 of the HDPF.

Highways Impact

- 6.4 Warnham Road is a classified highway and subject to a speed limit of 30 mph. There is a change in speed limit (to the national speed limit) 52 metres to the west and vehicles in the vicinity of the site are therefore either accelerating or decelerating to and from speed limits.
- 6.5 As originally submitted the Highway Authority raised a number of key concerns relating to the proposed visibility splays, as vehicles would most likely be exceeding the 30mph speed limit; and on-site turning arrangements. In response to these concerns the applicant has undertaken a speed survey to inform revised visibility splays and proposed a new site layout which would allow for vehicles to enter and leave the site in a forward gear.
- 6.6 The Highway Authority has raised no objections to the amended proposals, which would not be expected to have an adverse impact on the surrounding highway network. The creation of on-site parking would be of benefit to future residents and would also reduce the need for parking on the public highway. On this basis the proposal is considered to accord with policy 40 of the HDPF.

Impact on neighbouring amenity

- 6.7 The proposal does not entail or facilitate a change of use of any part of the site and there would not be a material increase in vehicular movements associated with this use. The proposal would not therefore be expected to result in harmful levels of noise or disturbance for adjoining residents, it is noted that No1 to the east has a separate application pending (re: DC/16/2671) to form a vehicular access. The proposal is therefore considered to comply with policy 33 of the HDPF.

7. RECOMMENDATIONS

- 7.1 That the application is approved subject to the following conditions;

1 A list of the approved plans

- 2 **Standard Time Condition:** 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 **Pre-Occupation Condition:** The use of the hereby approved parking area shall not commence until the vehicle turning area has been constructed in accordance with the approved plans. This space shall thereafter be retained at all times, and in accordance with the approved plans, for its designated use.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the first use of the hereby approved vehicular access the visibility splays of 2.4 x 70 metres shall be provided at the point of access onto Warnham Road. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriage level.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** The hereby approved vehicular access shall not be brought into use until details of landscaping works, which shall include details of replacement planting and means of enclosure to the front boundary, 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 approval of the landscaping scheme. 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