



TO: Planning Committee North

BY: Head of Development

DATE: 05 September 2017

DEVELOPMENT: Erection of three two storey detached dwellings with associated garages, provision of vehicular access, and hard and soft landscaping.

SITE: Land at Church Road Mannings Heath Horsham West Sussex, RH13 6JE

WARD: Nuthurst

APPLICATION: DC/17/0815

APPLICANT: **Name:** Mr Alexander Ealey **Address:** Land at Church Road Mannings Heath

REASON FOR INCLUSION ON THE AGENDA: Referred to Planning Committee (Representations). More than 8 letters of representation contrary to the Officer's recommendation have been received.

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 The application seeks full planning permission for the erection of 3 x dwellings with associated garages, access, and landscaping. The dwellings would be positioned along a staggered build line and oriented to face north, with the existing access utilised.
- 1.2 House 1 would be positioned to the north-western corner of the site, and would consist of an 'L' shaped two storey dwelling, with additional accommodation built into the roof. The proposed dwelling would extend to a width of 10.6m and a depth of 10.1m, with the addition of a bay window to the front elevation extending an additional 1.1m in depth. The proposal would incorporate a hipped roof, with front gable feature, and would measure to a ridge height of 8.6m, and an eaves height of 5.6m. The proposed dwelling would incorporate a pitched roof dormer to the front elevation and a flat roof dormer to the rear elevation, and would be finished in brick and tile hanging, with clay tiles to the roof. The proposed dwelling would provide a kitchen/dining room, living room, w.c and integral garage to the ground floor, and 5 x bedrooms (two with ensuite) and bathroom to the first floor, with an additional bedroom within the roof space.

- 1.3 House 2 would be positioned centrally within the site, with the front elevation of the dwelling slightly set back from the frontage of House 1. The proposed dwelling would extend over two storeys (with rooms in the roof) and would measure to a width of 9.9m and a depth of 10.8m, incorporating a bay window to the front elevation to a depth of 1m. The dwelling would incorporate a hipped roof with a ridge height of 8.4m and an eaves height of 5.7m, with the provision of 2 x pitched roof dormers to the front elevation and a single flat roof dormer to the rear. A single storey flat roof projection would be positioned to the north-western corner of the dwelling, with the dwelling finished in brick and tile hanging, with clay tiles to the roof. The dwelling would provide a living room, kitchen/dining room, w.c and integral garage to the ground floor, with 5 x bedrooms (one with ensuite) and bathroom to the first floor, with additional bedroom and ensuite within the roof space.
- 1.4 House 3 would be positioned to the south-eastern corner of the site and would consist of an 'L' shaped dwelling that would be oriented to face west. The proposed dwelling would extend over two storeys, and would measure to a depth of 11.7m and a width of 8.7m, with a bay window extending 1.1m from the western elevation. The dwelling would incorporate a hipped roof with a ridge height of 8.8m and an eaves height of 5.4m. The proposed dwelling would be finished in brick and tile hanging, with plain clay tiles to the roof. The dwelling would provide a kitchen/dining room, living room, study, and w.c to the ground floor, and 4 x bedrooms (one with ensuite, and bathroom to the first floor.
- 1.5 A detached 2-bay car port is proposed to House 3, and this would be positioned to the west of the site. The proposed car port would measure to a width of 7.8m and a depth of 7.9m, and would incorporate a hipped roof measuring to a total height of 5.2m. The proposed car port would include an open side to the east, and would be enclosed to the west, with a single window to the rear elevation. The car port would be finished in cladding with a plain clay tile roof.
- 1.6 The proposed development would utilise the existing access, with a shared access drive running along the north of the site. Houses 1 and 2 would incorporate an area of hardstanding along the frontage of the dwellings that would provide space for 2 x vehicles, with hardstanding and a turning area provided to the north-west of House 3. An entrance gate would be provided along the site frontage which would be set 6.3m back from the public highway.

DESCRIPTION OF THE SITE

- 1.7 The application site is positioned to the south-east of Church Road, within the designated built-up area of Mannings Heath. It currently consists of enclosed woodland, however it was noted at the site visit that a number of trees have been cleared from the site.
- 1.8 The site consists of flat land in a triangular plot bound by Church Road to the north-west and A281 Brighton Road bounding the site to the south. The surroundings are characterised by residential development to the north and west, with open countryside to the south and east.
- 1.9 The direct neighbours of Bush House, Larries, and The Nook are positioned to the north of Church Road, adjacent to the site, with the residential curtilage of 6 and 7 Swallowfield Close adjoining the site to the north-east. These properties are of varying scale and appearance, primarily of single storey chalet bungalow form, all of which are positioned within reasonable sized plots.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 **National Planning Policy Framework:**

- NPPF1 - Building a strong, competitive economy
- NPPF3 - Supporting a prosperous rural economy
- NPPF6 - Delivering a wide choice of high quality homes
- NPPF7 - Requiring good design
- NPPF8 - Promoting healthy communities
- NPPF11 - Conserving and enhancing the natural environment
- NPPF14 - Presumption in favour of sustainable development

2.3 **Horsham District Planning Framework (HDPF 2015)**

- HDPF1 - Strategic Policy: Sustainable Development
- HDPF2 - Strategic Policy: Strategic Development
- HDPF3 - Strategic Policy: Development Hierarchy
- HDPF15 - Strategic Policy: Housing Provision
- HDPF16 - Strategic Policy: Meeting Local Housing Needs
- HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
- HDPF32 - Strategic Policy: The Quality of New Development
- HDPF33 - Development Principles
- HDPF40 - Sustainable Transport
- HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.4 **Nuthurst Neighbourhood Development Plan 2015 – 2032**

- Policy 1 – A Spatial Plan
- Policy 10 – Housing Design
- Policy 14 – Green Infrastructure and Biodiversity

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/06/1473 Erection of 2 x 3 bed bungalows (Outline)

Application Refused on
28.09.2006

3. OUTCOME OF CONSULTATIONS

INTERNAL CONSULTATIONS

- 3.1 **Aboricultural Officer:** No objection, subject to condition.

OUTSIDE AGENCIES

- 3.2 **Southern Water:** No comment.

3.3 **West Sussex County Highways:** No objection.

PUBLIC CONSULTATIONS

3.4 **Nuthurst Parish Council:** Object on the following grounds:

- Unnecessary housing that does not support the local needs of the Parish
- Over-intensive development of the site resulting in large dwellings within small plots
- Contrary to policies within the Neighbourhood Development Plan and Parish Design Statement
- Unacceptable access point given proximity to bus stop
- Not adequate for emergency vehicles and other large vehicles to turn on site
- Inadequate off road parking provision
- Limited amenity spaces
- Full ecological survey required

3.5 135 letters of objection have been received from 68 separate households, and these can be summarised as follows:

- Site is not allocated within the Nuthurst Neighbourhood Plan
- Overdevelopment of site
- Inappropriate type of development
- Out of character with surrounding development
- Dangerous access and increased traffic activity and movements
- Limited level of amenity space to dwellings
- Overlooking , loss of light and loss of privacy to neighbouring properties
- Risk to trees subject of Preservation Orders
- Conflict with the Nuthurst Parish Design Statement
- Loss of trees and impact on wildlife

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 erection of 3 x dwellings, associated access, garaging and landscaping.

Principle of Development

6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling 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 majority of objections received make reference to the adopted Nuthurst Neighbourhood Development Plan (NPNP), and the non-allocated nature of the application site within it. As stated within Policy 1 of the Nuthurst Neighbourhood Development Plan 2015 – 2032, development proposals within the built-up area boundary of Mannings Heath will be permitted, provided they accord with the other provisions of the NPNP and Horsham District Council's adopted development plan.
- 6.4 The application site lies within the designated built-up area of Mannings Heath, categorised as a "Smaller Village" within Policy 3 of the HDPF. There is a presumption in favour of sustainable development within the built-up area, and as such, the proposal is considered acceptable in principle, subject to all other material considerations.

Character of the dwellings and visual amenities of the street scene

- 6.5 Policies 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings. In addition, Policy 10 of the NPNP states that the scale, density, height, layout and materials will be required to reflect the architectural character and scale of the surrounding buildings.
- 6.6 The wider surroundings are characterised by an eclectic array of properties, primarily set back from the public highway, and positioned within reasonable plots. Whilst the direct neighbours to the north and west primarily consist of chalet bungalows, there are examples of two storey detached dwellings within the wider vicinity. Given the irregular layout and siting of the surrounding dwellings, it is considered that there is no definable character; although the built form of the surrounding properties are semi-rural in character.
- 6.7 The proposed dwellings would be positioned along a staggered build line, defined by the access driveway that would run from the west of the site to the east. Each dwelling would have an approximate ground floor area of 105sqm, within a curtilage of between 440sqm and 515sqm. Whilst it is noted that the proposed plots would be slightly smaller than others within the direct vicinity, it is acknowledged that examples of similar size plots do exist within the settlement of Mannings Heath, with the dwellings to the north of Swallowfield Close of particular note.
- 6.8 This part of Mannings Heath consists of development built along Church Road, with secondary roads extending from the main thoroughfare consisting of a varied build pattern set back from the road. The proposed dwellings seek to reflect this build pattern, with the proposed buildings positioned along a relatively continuous build line to the south of the access road.
- 6.9 Whilst the proposed dwellings would result in marginally shallower plots than some other examples within the street scene; given the varied form of surrounding development, it is not considered that this aspect of the scheme is so uncharacteristic as to warrant a refusal on these grounds.
- 6.10 The proposed layout is therefore considered to relate sympathetically with the layout and build pattern of the surroundings and would not result in harm to the semi-rural character of the site and surroundings.
- 6.11 The proposed dwellings would extend over two storeys (with rooms in the roof) and would be built of local Sussex vernacular, including a material palette consisting of facing brick, tile hanging and clay roof tiles. It is noted that the wider surroundings consist of single storey and two storey dwellings, built in various styles, and finished in brick and tile hanging, with examples of concrete and clay tiles to the roof.

- 6.12 The proposed finish and appearance of the dwellings is considered to be of a high quality, with the overall design and appearance considered to complement the character of the surroundings.
- 6.13 The proposed development is considered to be of a scale, massing and appearance that would relate sympathetically with the semi-rural character of the surroundings. Given the nature and form of the built surroundings, the proposed plot size and layout of the dwellings are considered to be reflective of similar development within the area, with the proposal considered to maintain the characteristics of the surrounding build pattern, in accordance with Policies 25, 32 and 33 of the Horsham District Planning Framework (2015) and Policy 10 of the Nuthurst Neighbourhood Development Plan.

Amenities of the occupiers of adjoining properties

- 6.14 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.15 The application site lies to the south of the residential properties of Mannings Heath, and is bound to the north and east by the rear gardens of neighbouring properties. The site is screened to all sides by mature hedging, with the surrounding properties positioned between approximately 15m and 20m from the site, and built on level ground.
- 6.16 A number of objections raised concern with the level of development on the site, and the potential loss of amenities to the neighbouring properties. Whilst the development would result in the addition of 3 x dwellings, it is considered that the distance between and relationship with the neighbouring properties would limit potential harm to neighbouring amenities.
- 6.17 The proposed dwellings would be positioned in excess of 20m from the neighbouring properties, with the mature screening retained along the boundaries. As such, the dwellings are considered to be sited at an appropriate distance to reduce potential overlooking and loss of privacy. In addition, it is considered that the windows of the proposed dwellings have been positioned and oriented to limit potential overlooking to the neighbouring dwellings on the site and surrounding, with the size of the openings considered reasonable to allow a sufficient amount of natural light.
- 6.18 Given the context of the site, and its relationship with the neighbouring properties, it is considered that the proposed development would result in limited harm to the amenities of the neighbouring properties on and off the site. Whilst soft landscaping such as hedging cannot be relied upon to make development acceptable, the mature screening along the boundaries would go some way to reduce the physical and visual impact on the adjacent properties.
- 6.19 The proposed development is not considered to result in material harm to the amenities and sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Existing Parking and Traffic Conditions

- 6.20 Policy 41 states that development should provide safe and adequate access and parking, suitable for all users. Policy 10 of the NPNP also states that residential development should include adequate off-street parking so as to minimise any need for on-street parking.
- 6.21 The proposed access would utilise the existing access to the north-western corner of the site. The access drive would extend to the south-east, with each dwelling benefiting from an area of hardstanding along the frontage. Each dwelling would benefit from 2 x parking spaces, with additional hardstanding for parking and manoeuvring.

- 6.22 The proposed parking is considered suitable for vehicles, with adequate allocation provided within the development. Whilst a number of objections have been received raising concerns with the anticipated level and frequency of traffic, WSCC Highways consider that the proposed works to the access on Church Road would be appropriate to ensure the safe function of access into and out of the site.
- 6.23 The proposed development is therefore not considered to result in a significant increase in movements or result in harm to highway safety. The proposed access is therefore considered to accord with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.24 The proposed dwellings are considered to be of a scale, design and form that would be sympathetic to the character and distinctiveness of the site and wider landscape, whilst of a siting and orientation that would not materially harm the amenities of neighbouring properties. In addition, the proposal is considered to provide sufficient parking and turning space on site, and would not result in 'severe' harm to the function of the public highway network. As such, the proposal is considered to accord with policies 3, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

It is recommended that planning permission is granted, subject to the following conditions.

1 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-Commencement (Slab Level) Condition:** 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 approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental 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).

4 **Pre-Commencement (Slab Level) Condition:** 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: As this matter is fundamental 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).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the measures to facilitate the provision of high speed broadband internet connections to the development have been submitted to and approved in writing by the local planning authority, details shall include a timetable and method of delivery for high speed broadband of each dwelling/unit. The delivery of high speed broadband infrastructure shall be implemented in accordance with the approved details.

Reason: As this matter is fundamental to ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that dwelling (or use) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation (or use) 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. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be 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).

- 9 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of the parking turning and access facilities shall be submitted to and approved by the Local Planning Authority in writing. The building/dwelling shall not be occupied until the approved parking, turning and access facilities have been fully implemented. The parking turning and access facilities shall thereafter be retained as such.

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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the hard and soft landscaping shall be implemented in accordance with the approved details as shown on plan reference SK04 rev. A received on 03.08.2017 and shall be thereafter retained as such.

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).

- 11 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the drainage connection shall be implemented in accordance with the approved details as shown on plan reference SK03 rev. A received on 07.04.2017 and shall be thereafter retained as such.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The development hereby permitted shall strictly accord with the recommendation as set out within the Arboricultural Survey and Planning Integration Report received 17.07.2017. The development shall be implemented strictly in accordance with these agreed details.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).