



TO: Planning Committee South

BY: Head of Development

DATE: 20 March 2018

DEVELOPMENT: Proposed erection of 2 no. 3-bedroom dwellings and conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works, drainage works, car parking, refuse storage and cycle storage (Full Application)

SITE: Land To The Rear of 37 High Street Steyning West Sussex BN44 3ZA

WARD: Steyning

APPLICATION: DC/17/2620

APPLICANT: **Name:** Mr Cameron Robertson-Aitken **Address:** c/o agent

REASON FOR INCLUSION ON THE AGENDA: At the request of Cllr Willett

RECOMMENDATION: To approve 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 conversion of the existing barn to the south-west of the site to a 1-bed dwelling and the erection of 2 no. dwellings within the rear yard.
- 1.2 The existing barn is positioned to the south-west of the site, and lies directly adjacent to Charlton Street. The proposal would involve internal and external alterations to facilitate the change of use to a 1-bed dwelling, which would have a total floor area of 75.2sqm. The proposal would include the internal subdivision of the ground floor to incorporate a kitchen and bathroom, and an internal staircase installed to provide a bedroom on a mezzanine level. The proposal would incorporate 2 no. rooflights to the eastern roof slope, with the addition of new doors to the south and west elevations.
- 1.3 The 2 no. dwellings proposed to the rear yard would be positioned adjacent to the northern boundary, and would measure to a length of 16.9m and a depth of 7m. Each dwelling would measure to a total floor area of approximately 116sqm, and would extend over two storeys. The proposed dwellings would incorporate a flat roof measuring to a total height of 5.4m, with a mixed material palette consisting of timber cladding, facing brick, and render. The proposal would incorporate a projecting feature along the frontage, with full height glazing to the south, east and west elevations, with high level windows provided to the northern

elevation. Each dwelling would include kitchen, living/dining room, utility room, and w.c to the ground floor, with 3 no. bedrooms (one with ensuite) and bathroom to the first floor.

- 1.4 The 2 no. mews dwellings would each benefit from separate amenity space positioned to the north-east and south-west of the plots. This amenity space would measure between 30sqm for Plot 1 and 55sqm for Plot 2, and would be bound by a brick wall/fence separating it from the parking area.

DESCRIPTION OF THE SITE

- 1.5 The application site consists of the rear yard of the frontage building known as 34 High Street, which is designated as a Grade II Listed Building.
- 1.6 The site lies within the built-up area and Primary Shopping Area of Steyning, and sits within the designated Conservation Area of Steyning. The site is surrounded by a mix of retail, commercial, and residential properties, many of which consist of Grade II Listed Buildings.
- 1.7 The rear yard consists of amenity space, with the curtilage listed barn positioned to the west of the site, fronting Charlton Street. This building is of timber frame and flint construction, and is currently in use for sporadic storage purposes.
- 1.8 The application site is accessed from an existing vehicle crossover, with an area of hardstanding separating Charlton Street from the amenity area. The site is bound by a mix of fencing and flint wall, with an entrance gate fronting Charlton Street.
- 1.9 The neighbouring properties sit along the frontage of High Street to the west of the application site, with ancillary buildings positioned directly to the north of the site. A converted barn to the north-west of the site is used as an independent residential dwelling.

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

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 41 - Parking

Supplementary Planning Guidance:

- 2.4 N/A

RELEVANT NEIGHBOURHOOD PLAN

2.5 Following the de-cluster of the SWAB group, Steyning Parish Council at Full Council Meeting (20/11) approved to move forward with a new neighbourhood plan and agreed Terms of Reference. The Parish Council are now recruiting steering group members to assist with the development of the Neighbourhood Plan.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/15/1304	Careful demolition and rebuilding of rear yard flint wall (Affects the setting of a Listed Building)	Application Permitted on 22.10.2015
DC/16/2702	Conversion of existing barn to form 1 No. residential unit and re-development of the rear of the site to create 3 No. three-storey town houses (Full Planning)	Withdrawn Application on 23.01.2017
DC/17/2621	Conversion of the existing barn to the south of Carters barn to provide 1x bedroom dwelling together with all associated internal works (Listed Building Consent)	Accompanying LBC application, also included on this Agenda

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 **HDC Conservation:** The principle of development and the proposed internal works is acceptable, however consideration must be given to the use of glazing on the south and west elevations to ensure that the barn retains its utilitarian character. It appears that attempts have been made to address these concerns through the introduction of doors to the former cart opening. Glazing should be set back to include deep reveals to retain the special character of the curtilage listed structure.

3.3 **HDC Environmental Health:** No Objection

OUTSIDE AGENCIES

3.4 **WSCC Highways:** The principle of the scheme is acceptable, and the reduced scale of the development would result in a reduced parking demand. Whilst the restrictions on site in regards to the internal access route are noted, the reduced scheme will diminish the quantity of vehicle movements and a highways ground to resist the proposal could not be substantiated.

3.5 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

3.6 **Steyning Parish Council:** Objection on the grounds of overdevelopment and parking issues

- 3.7 A single letter of representation was received which held concern over the publicity procedures for the application.

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 change of use of the barn to the south-west of the site, and the erection of 2 no. 'mews-style' dwellings within the rear yard.

Principle of Development

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages that 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 application site is located within the built-up area of Steyning which is characterised as a "Small Town and Village" under 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.

Design and Appearance:

- 6.4 Policies 25, 32, 33 and 34 of the Horsham District Planning Framework states that development should be of a scale, massing and appearance that is of a high standard of design and layout, which relates sympathetically to the built surroundings, landscape, and open spaces of the surroundings. Proposals should complement locally distinctive characters and heritage of the District, and should contribute to a sense of place in the buildings themselves and in the way they integrate within their surroundings and historic landscape to which they sit. Development should reinforce the special character of the historic environment through appropriate siting, scale, form and design, and should preserve and ensure clear legibility of locally distinctive vernacular.
- 6.5 The proposed conversion of the existing barn would result in a number of external alterations, including the installation of 2 no. rooflights to the eastern roof slope, with the provision on full height glazed doors to south and west elevations. The proposed external alterations are considered to be of a scale, appearance and form that would respect the distinctive character of the curtilage listed structure, and the historic townscape of which it forms a part. As such, the proposed alterations and additions are considered to relate sympathetically to the special character of the designated Conservation Area, in accordance with Policies 25, 32, 33, and 34 of the Horsham District Planning Framework (2015).
- 6.6 The 2 no. dwellings proposed to the rear yard would be positioned adjacent to the northern boundary, and would measure to a length of 16.9m and a depth of 7m. The proposed

dwelling would incorporate a flat roof measuring to a total height of 5.4m, with a mixed material palette consisting of timber cladding, facing brick, and render. The proposal would incorporate a projecting feature along the frontage, with full height glazing to the south, east and west elevations, with high level windows provided to the northern elevation.

- 6.7 The proposal would consist of a mews-style development which would incorporate a projecting element and varied material palette to provide visual relief along the frontage. Following amendments to the scheme, the proposal now incorporates a contemporary twist on an historic mews form, with the use of a diverse material palette considered to provide visual relief and interest. The proposed dwellings would be of a scale, mass, and form that would reflect the historic, utilitarian character of its setting, and would relate to the build pattern of the surroundings. As such, the proposal is considered to sit appropriately within the historic environment of which it forms a part, and is considered to reflect the townscape character of the designated Conservation Area. The proposed development is therefore considered to accord with Policies 25, 32, 33, and 34 of the Horsham District Planning Framework (2015).

Heritage Impacts:

- 6.8 Policy 34 of the Horsham District Planning Framework states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.
- 6.9 The site consists of a burgage plot (long and narrow) whereby the hierarchy within the site reads as the principal building fronting the High Street, with open space immediately behind, and a subservient ancillary barn situated to the rear of the plot fronting the service lane. This setting directs that development should have a sense of hierarchy, with any development to the rear of a subservient nature to the frontage building adjacent to Steyning High Street.
- 6.10 The proposed dwellings within the rear yard area would be subservient in scale and height to the frontage dwelling, and would extend to an overall height below the existing barn to the rear. The proposal would reflect a contemporary twist on an historic mews development, with the scale, form and appearance considered to draw from features within the historic environment. The proposed dwellings are therefore considered to conserve and enhance the special character of the designated Conservation Area, making a positive contribution to the character and distinctiveness of the area. As such, the proposal is considered to accord with Policy 34 of the Horsham District Planning Framework (2015).
- 6.11 The proposed external alterations to facilitate the conversion of the existing barn are considered to retain the special character and significance of the curtilage listed structure, in a manner that would reflect the historic character of the designated Conservation Area. The proposed alterations and additions are therefore considered to relate sympathetically to the special character and significance of the curtilage listed structure and historic townscape of which it forms a part, in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Impact on neighbouring amenity:

- 6.12 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.13 The proposed 2 no. dwellings would be positioned directly adjacent to the northern boundary, within approximately 0.4m of the shared boundary. The proposed dwellings would be positioned parallel to an existing utilitarian building to the north which is used in connection

with the Funeral Home that operates on the neighbouring site. The dwellings would also be positioned to the rear of the frontage building, subject of a pending application for the conversion to 4 no. flats and 1 no. retail unit (reference DC/17/1625 which is also included on this Committee Agenda).

- 6.14 Whilst the dwellings would be positioned in close proximity to the northern boundary, it is considered that the proposal has been designed at a scale, mass, and bulk to limit impact upon the neighbouring properties. The number of openings have been restricted, and it is considered that the size and siting of these openings have been considered to address potential overlooking. Whilst the introduction of a built form in this location would result in an increased perception of overlooking, given the nature of the built-up area, and the close relationship between properties within the locality, it is not considered that the proposal would result in substantial harm to the amenities or sensitivities of neighbouring properties. As such, the proposal is considered to accord with Policy 33 of the Horsham District Planning Framework (2015).
- 6.15 The 2 no. proposed mews dwellings would benefit for private amenity space to the north-east and south-west of the dwellings. The 1-bed dwelling within the converted barn to the south-west would not incorporate any private amenity space, however it is acknowledged that the Steyning Recreation Ground is located approximately 60m to the west of the proposed 1-bed dwelling. Given the town centre location, and the proximity of the site to public amenity space, it is considered that on balance there would be adequate access to open green space for the occupier of this property. As such, it is not considered that a reason for refusal could be substantiated on these grounds.

Highways Impacts:

- 6.16 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.17 The proposed development would utilise an existing vehicle crossover from the unclassified Charlton Street, with a total of three parking spaces proposed. On street parking occurs without restriction on this section of Charlton Street, although it is noted that this area is subject of noticeable narrowing of the carriageway due to this parking.
- 6.18 Following consultation with WSCC Highways, it is considered that whilst the proposal would result in a shortfall of two parking spaces on the site it is not considered that a highway safety reason could be substantiated as a result of this shortfall. Furthermore, whilst no formal tracking plan has been submitted to illustrate vehicle access on to the site, WSCC Highways did not raise an objection on these grounds.
- 6.19 Given the town centre location of the proposed development, and the unrestricted on-road parking provision, it is considered on balance that the proposed development would provide an appropriate level of parking. Therefore, the proposal is considered to accord with Policy 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.20 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).

6.21 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	300.68	50.4	250.28
	Total Gain		250.28
	Total Demolition		0

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

7.1 Approve the application subject to the following conditions:

1 **Approved Plans Condition**

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 Condition:** 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. 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 to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by

any contamination to all receptors that may be affected, including those off site.

- (c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** Prior to the first occupation (or use) 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).

- 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 and recycling has been made for that dwelling or use in accordance with drawing number 2.00A received 06.02.2018. 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:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 2.00A received 06.02.2018. The cycle parking facilities shall thereafter be retained as such for their designated use.

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, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan 2.00A received 06.02.2018 and shall be thereafter 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-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).

- 11 **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).

- 12 **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).

- 13 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays

and 09:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of the residential neighbours in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/2620
DC/17/2621