



TO: Planning Committee North

BY: Head of Development

DATE: 05 June 2018

DEVELOPMENT: Proposed erection of a two storey three bedroom dwelling forming an end of terrace property and creation of front access and driveway.

SITE: 28 Greenway Horsham West Sussex RH12 2JS

WARD: Trafalgar

APPLICATION: DC/17/2429

APPLICANT: **Name:** Mr Nigel Straughan **Address:** 28 Greenway Horsham West Sussex RH12 2JS

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made a written representation, which disclose material considerations, are within the consultation period and are inconsistent with the officer's recommendation.

RECOMMENDATION: To grant planning permission subject to appropriate 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 3-bed single dwellinghouse to the western side of 28 Greenway Horsham. The proposed dwellinghouse would be located within the existing side garden of 28 Greenway which is positioned on a corner plot. The proposed works would result in the creation of an end of terrace property.
- 1.2 The proposed dwellinghouse would have a width of approximately 6.57m when viewed from the south, with have a depth of 8m and a maximum height of 7.8m matching the existing property. The proposed dwellinghouse would have a hipped roof design to match the existing dwelling at 28 Greenway as well as similar properties within the street scene. An approximate gap of 4.8m would be preserved to the western boundary of the existing site. The main entrance to the proposed dwellinghouse would be located to the south, matching that of the existing property at 28 Greenway. The gross GIA for the proposed dwellinghouse is calculated at 89.74 square metres.

- 1.3 As part of the proposals, a new access and driveway from Greenway would be created to serve the proposed dwellinghouse as well as the existing dwellinghouse at 28 Greenway. This provision would allow for off-street parking to serve the existing and proposed development. This aspect of the application has been amended, with a straight crossover proposed replacing a bellmouth-style access initially submitted. It is also noted that in order to facilitate the proposed end of terrace property, alterations to the existing dwellinghouse would be required, including the removal of secondary western side facing windows and alterations to the roof.

DESCRIPTION OF THE SITE

- 1.4 The application site relates to a semi-detached two storey dwellinghouse located on the northern side of Greenway within the built up area of Horsham. The existing dwellinghouse on site is located on a corner plot at the junction between Greenway and Churchill Avenue and also has another road, Spencers Road, located to the rear. The application site currently benefits from a vehicular access gate to the rear and a vehicle crossover. The surrounding area mainly consists of semi-detached properties as well as some detached and terraced properties within the vicinity.

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:

National Planning Policy Framework

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 5 - Strategic Policy: Horsham Town

Policy 15 - Strategic Policy: Housing Provision

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

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

Supplementary Planning Guidance:

Horsham Town Design Statement

RELEVANT NEIGHBOURHOOD PLAN

- 2.2 Status – Horsham District Council has approved the designation of Horsham Blueprint as a Neighbourhood Forum as of June 2015.

PLANNING HISTORY AND RELEVANT APPLICATIONS

N/A

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

3.2 **Parish Council Consultation:** No Comments received.

OUTSIDE AGENCIES

3.3 **WSCC Highways:** No Objection. The LHA does not consider the proposal to have a severe impact on the highway network and would not be contrary to Paragraph 32 of National Planning Policy Framework. The proposed new vehicular access and crossover are also considered to be acceptable. Conditions relating the existing and proposed access required as well as cycle parking and a construction phase layout.

3.4 **Southern Water:** No Objections raised. Formal application required for connection to the public sewer.

PUBLIC CONSULTATIONS

3.5 A total of 15 letters of objection were received from 11 separate households for this application. The nature of these objections can be summarised as follows -

- Overdevelopment
- Highways and parking impact
- Not in keeping with surrounding development
- Creation of Terrace from a semi-detached

3.6 1 letter of support was received 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 main issues are the principle of the development in the location and the effect of the development on:

- The principal of development
- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties
- The parking and traffic implications for the development
- The quality of the resulting residential environment for future occupiers

Principle

- 6.2 Policy 3 (Development Hierarchy) of the HDPF states that the district has a distinct settlement pattern which should be retained and enhanced. It states that development will be permitted within towns and villages which have a defined built up area boundary (BUAB) where any development will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy set out within the policy. The application site is located within the defined built up area of Horsham and is therefore considered to be appropriate development

Character and appearance

- 6.3 Horsham District Planning Framework (HDPF) Policies 32 and 33 seek to promote development of high quality and inclusive design for all development in the district, ensuring that it is complementary of local distinctive character and heritage, integrating with their surroundings. Furthermore, these policies ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant, relates sympathetically with the built surroundings.
- 6.4 The design of the proposed dwellinghouse takes its cues from the existing dwellinghouse on site in terms of design and scale, with matching external materials proposed and would be positioned similarly to 30 Greenway to the west in terms of distance preserved to the boundaries on a corner plot, (approximately 4.8m to the western boundary). The proposed dwellinghouse would be set in line with the existing property with a matching depth and proximity to the front southern boundary of the site. The proposed dwellinghouse is considered to be appropriately positioned within the curtilage of the site. The proposed dwellinghouse would have its main entrance and principal elevation to the south and its positioning and orientation is considered to be in keeping with properties to the east and west along Greenway. It is noted that there are terraced properties within close proximity and the surrounding area consists of mixture of dwelling types
- 6.5 The proposal therefore represents a sympathetic form of development which would be in keeping with the character of the surrounding area and would be suitable for the plot size, in accordance with policies 32 and 33 of the HDPF.

The amenities of the occupiers of adjoining properties

- 6.6 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. The proposed chalet bungalow would be positioned away from the boundaries when compared to the existing bungalow.
- 6.7 The positioning of the proposed dwellinghouse and distance preserved to neighbouring development would ensure that there is no harmful impact on neighbouring amenity. It is noted that there are side windows to the existing property at 28 Greenway facing west towards. These windows would be removed in order to facilitate the proposed dwellinghouse, however as they are secondary windows, it is considered that there would not be a detrimental impact on the existing property. As such, this, together the positioning of the proposed dwellinghouse in relation to the existing property on site is considered to be acceptable.

- 6.8 A minimum distance of approximately 20m would be preserved to other neighbouring properties to the north, west and south. A side window at first floor level, which would serve an en-suite bathroom, is proposed to the western elevation of the proposed dwellinghouse, which would look towards 30 Greenway to the west. A suitable condition will be attached to ensure that there would not be any harmful overlooking onto the neighbouring property. Overall, given the siting, scale and proximity of the proposed dwelling, no issues of overlooking, overshadowing, or overbearing is envisaged to the adjoining and neighbouring properties. The proposal is therefore considered to be acceptable on amenity grounds.

The quality of the resulting residential environment for future occupiers

- 6.9 It is considered that the proposed development provides adequate indoor and outdoor living space for occupants. Suitable distances would be preserved to neighbouring development to ensure that there would not be overlooking and other properties would not appear as overbearing on the proposed dwelling. As such, it is considered that the proposal would not be dissimilar to the existing situation on site and there would be an appropriate quality level of environment for the future occupiers of the proposed dwellinghouse.

The existing parking and traffic conditions in the area

- 6.10 The Highways Authority has stated no objections to the development in terms of its effect on highway safety or parking. Plans show the proposed dwellinghouse would have two parking spaces created to the front as well as the creation of a vehicle crossover. Provision would also be made to provide two parking spaces to serve the existing dwellinghouse on site. The Highway Authority considers this to be adequate to serve each dwelling. The plans also indicate that the existing rear access would be removed to facilitate the creation of a rear garden to the serve the proposed dwellinghouse. Overall, the proposal is considered to be acceptable on highway and transport grounds, subject to appropriate conditions to be attached, in accordance with policies 40 and 41 of the HDPF.

Conclusion

- 6.11 Overall, the proposed dwelling would represent an appropriate form of development, positioned appropriately within the curtilage of the site and, on balance, would be in keeping with the surrounding area and the prevailing character of the street scene.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.12 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	89.74	0	89.74
	Total Gain		
	Total Demolition		

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

Conditions:

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 take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of the neighbouring properties during construction and in accordance with Policy 33 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 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).

6 **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).

- 7 **Pre-occupation Condition:** No part of the development shall be first occupied until such time as the vehicular access and car parking have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and to accord with policy 40 of the Horsham District Planning Framework (2015).

- 8 **Pre-occupation Condition:** No part of the development shall be first occupied until such time as the existing vehicular access onto Spencers Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety in accordance with Policy 40 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, 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).

- 10 **Pre-occupation Condition:** Prior to the first occupation 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. The 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 provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B or C, of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual and neighbouring amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building on site.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** The building/extension hereby permitted shall not be occupied until the window(s) at first floor level to the western elevation on Plan 0270 REV B have been fitted with obscured glazing. No part of that/those window(s) that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority

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

Background Papers: DC/17/2429