



TO: Planning Committee (South)

BY: Head of Development

DATE: 19 June 2018

DEVELOPMENT: Proposed double garage with open car-port facility. Erection of front elevation, boundary wall/fencing. Alterations to existing drive and boundary to provide gated access.

SITE: High Larches, Melrose Place, Storrington, Pulborough, West Sussex, RH20 3HH

WARD: Chantry

APPLICATION: DC/17/2676

APPLICANT: **Name:** Mr Graham Askew **Address:** 5 Bay Tree Cottage, Hurston Grove, Hurston Lane, Storrington, RH20 4HQ

REASON FOR INCLUSION ON THE AGENDA: More than eight letters of representation have been received contrary to the Officer recommendation.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks full planning permission for the construction of a double garage with a three-bay open carport. The plans also detail the construction of a brick wall with iron railings above along the front boundary and alterations to the existing driveway. Construction of the garage/carport has commenced and the application is therefore partially retrospective.
- 1.3 The application as originally submitted showed a carport and garage with a footprint of 131.5 square metres with a maximum height of 4.8 metres.. Following concerns raised by Officers and as a result of concerns raised by neighbours, amendments were sought to reduce the height and footprint of the proposal. The amended and current scheme has been reduced to provide a garage and carport measuring some 17.7m in length and 7m in width at its widest point (107 square metres) and sited some 1m from the boundaries of the site. At its highest point, the garage/carport will measure approximately 4.2 metres. The building will be faced in brick to match the dwellinghouse, with feature flint panels and a blue/black cement board slate roof.
- 1.4 In addition it is proposed that 0.9 metre railings are erected on top of the existing 0.9 metre high brick boundary wall to the front of the property supported by 0.9 metre high brick pillars. Behind the wall the existing Beech hedging will be retained and has a height of some 2.65 metres. The proposal also includes alterations to the entrance into the site to widen the

existing access off Melrose Place, finish it with tarmac with granite sets inlays and install 1.8 metre high timber gates.

DESCRIPTION OF THE SITE

- 1.5 The site measures just under 0.3 hectares and is situated on the Eastern side of Melrose Place in Heath Common. The site contains the main dwellinghouse which has a footprint of approximately 390 square metres and has had significant works undertaken to it in the past few years. The house sits within a substantial plot and is one of the largest houses on Melrose Place. The site also contains two outbuildings at the rear of the site, which were constructed under permitted development providing some 47 square metres and 58 square metres of floorspace. The site is accessed via an existing unmade driveway off Melrose Place, with an existing Beech hedge along the majority of the front boundary.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Supplementary Planning Guidance

- 2.3 Heath Common Village Design Statement – January 1999
- 2.4 Draft Heath Common Design Statement 2018 – consultation ran between 16 March and 13 April 2018

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 The Storrington, Sullington & Washington Neighbourhood Plan Examiner's Report was received 24 March 2016 (Regulation 18). The Examiner found that the Neighbourhood Plan cannot be progressed to Referendum. A new draft plan is at Regulation 16 consultation stage.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

AS/24/61	Bungalow and garage	Application Permitted on 05.07.1961
AS/64/73	New garage and conversion of existing garage into bedroom with bathroom	Application Permitted on 04.01.1974
DC/11/2245	Proposed rear and first floor extensions	Withdrawn Application on 13.12.2011

DC/12/0611	Proposed rear and first floor extensions	Application Permitted on 29.08.2012
DC/14/1808	Proposed swimming pool enclosure in rear garden	Application Permitted on 22.10.2014

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.

OUTSIDE AGENCIES

- 3.3 None.

PUBLIC CONSULTATIONS

- 3.4 17 letters/emails of representation were received from 10 households (plus 3 letters/emails from Melrose Place Residents Association) which raise the following concerns:

- Proposal is oversized compared to others in the close.
- Overdevelopment of the site.
- There are other brick-built outbuildings in the curtilage.
- Garage occupation for 6 cars is excessive.
- Not in keeping with the area, and does not blend sympathetically with the surroundings.
- Detrimental visual impact.
- Ignores the established design and layout of neighbouring properties and by bringing it so close to the front boundary it would change the essence and feel of Melrose Place.
- Situated well forward of the building line.
- It will set a precedent.
- Could be being prepared for some kind of commercial use, as the dwelling itself has 10 toilets.
- No property in the close has secure access drive gates.
- The proposed wall is out of keeping with the ranch type of fencing provided for other properties.
- The wall is being requested retrospectively.
- There is no guarantee that the hedge behind the wall will remain.
- Some conditions applying to the 2012 development have not been complied with (especially regarding trees).
- The proposal should be much smaller, for maybe 2 cars like all the others in the close, and should not be so close to the road – perhaps to the side or rear of the dwelling.
- There should be conditions to prevent it being converted to workshops, residential or any other use in the future.
- Only one drawing has been amended.

- Development has already started.

PARISH COUNCIL

- 3.5 **Washington Parish Council** have objected to the application on the grounds that the proposal is of “excessive bulk and negative effect on the street scene.”

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

Principle of development

- 6.1 Policy 32 of the HDPF relates to improving the quality of new development. It confirms that high quality and inclusive design will be required for all development across the district. Policy 32 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.
- 6.2 Policy 33 of the HFPF states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties.
- 6.3 The Heath Common Village Design Statement provides planning guidance for Washington Parish and is currently under review. The draft updated statement has been the subject of consultation between March and April this year however at this stage carries limited weight given that it is not yet an adopted Supplementary Planning Document (SPD). The draft statement sets out that new buildings “...*should reflect the existing styles of the Heath Common area and the uniqueness of each individual property, together with sympathetic choice of materials.*” The design statement goes on to advise that “*Extensions, conversions and garages should be modest and in sympathy with the character of the main building and incorporate pitches roofs wherever possible.*”
- 6.4 Within the surrounding area there are numerous garages in front of their host dwellings, however these are all relatively small and well screened. These garages are in front of the building line as per the garage/carport the subject of this application and close to the road (within 2-3 metres). Given the existence of other garages in front of properties in the area, a garage would also, in principle, be considered acceptable subject to other material planning considerations.

Impact on character and appearance of the area

- 6.5 The structure the subject of this application will measure approximately 107 square metres and be 4.2 metres to its highest point. It will be made up of a double garage and a three bay carport. A typical garage on Melrose Place measures some 30 square metres and is

approximately 5 metres to its highest point. Whilst the structure at High Larches will be larger than the existing garages on Melrose Place, when considered in respect of the plot size, it is not considered to have an unacceptable impact on the character and appearance of the street-scene. In this respect the proposal is considered to be in accordance with the guidance in the draft design statement which states “...proposals must demonstrate that the size of the planning building is appropriate for the plot size, the setting and overall context of the area.”

- 6.6 Existing screening situated between the proposed garage and the highway will provide an effective screen for the proposed structure and soften its appearance when viewed from Melrose Place. The proposed materials, bricks to match the existing dwelling, flint panels and a slate roof, are considered to be acceptable as they will be in keeping with the main dwellinghouse. Whilst the proposal will introduce a new building within the front garden area of the property, the low-density and semi-rural character of the area is retained.
- 6.7 In respect of alterations to the brick wall at the front of the property, it is acknowledged that the majority of boundary treatments along Melrose Place are more rural in character than those shown within the submitted plans and that most properties do not have formalised entrances with high timber security gates. It should be noted that Melrose Place is a private and unclassified road and therefore a wall, fence or other means of enclosure, including gates, can be constructed up-to 2 metres in height as permitted development under Part 2, Class A of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended). Therefore whilst the submitted plans show alterations to the brick wall at the front of the property, this element of the proposal does not require planning permission.
- 6.8 The existing Beech hedge is shown to be retained behind the wall and railings and a condition securing its retention is recommended. The retention of existing hedges and boundary planting is a key theme within the draft design statement for the area therefore the retention of the hedge is considered necessary and important to ensure this local characteristic is retained to soften the appearance of the building.
- 6.9 With regard to the alterations to the driveway, including the widening of the opening off Melrose Place and the tarmacking of the access, it is not considered that such alterations would be out of keeping with the character and appearance of the street-scene as the majority of driveways to properties along Melrose Place are tarmacked.

Impact on the privacy and amenity of neighbouring properties

- 6.10 Policy 33 of the HDPF 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.
- 6.11 The proposal is for a single storey garage/carport structure to be used for ancillary residential purposes. Whilst the structure will be sited forward of the building line and views of it will be possible from the neighbouring property to the south (Tintells), it is not considered that it would have a detrimental impact on their privacy and amenity given its intended domestic use and given that a 2 metre high close boarded fence divides the properties. Furthermore the eaves height along the boundary will be some 2.1 metres high therefore the view from the neighbouring property will be of the roof sloping away from the boundary.
- 6.12 The proposal is therefore considered to be in accordance with Policy 33 of the Horsham District Planning Framework 2015 from an amenity perspective.

Other matters

- 6.13 In respect of other concerns raised, no commercial use of the property or site has been put forward by or suggested by the applicant and the application is considered on this basis. Concerns have been raised about the potential for the garage/car-port to be used for residential purposes in the future given its size. As with most applications of this type, a condition is suggested preventing its use for non-ancillary residential uses. Any use as a separate dwelling or for commercial purposes would separately require planning permission.

Conclusion

- 6.14 Whilst the proposed garage/car-port structure will introduce a new building within the front garden area of the property, given the existence of other garages in front of properties in the area, the existing screening situated between the proposed garage and the highway which will provide an effective screen for the proposed structure and soften its appearance when viewed from Melrose Place and that the proposed materials will match those of the existing property, it is considered that the proposal is acceptable in this location. It is considered that the low-density and semi-rural character of the area is retained in accordance with the relevant policies of the HDPF and the draft Heath Common Village Design Statement. There will be no adverse impact on the privacy and amenity of the occupiers of the neighbouring properties.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 7.2 The proposal will cover an area of 107.25 square meters, and the whole proposal including ‘car port’ is considered to be a “building”, which is defined using factors such the size, permanence and physical attachment of the structure in question. This therefore means that the proposal will be CIL liable if approved.
- 7.3 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	107.25	0	107.25
		Total Gain	107.25
		Total Demolition	0

- 7.4 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 7.5 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

8. RECOMMENDATIONS

- 8.1 That planning permission be granted subject to the following conditions:
- 1 **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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the e-mail correspondence and design and access statement.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The garage and carport hereby permitted shall be ancillary to the dwellinghouse at all times and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans.

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

- 6 **Regulatory Condition:** The existing hedge between the garage/car port and the front boundary wall as detailed on the approved plans shall be retained in its entirety at all times. Any plants or species within the hedge which subsequently die, are removed, or become seriously damaged or diseased – within five years – shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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