



**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 19 June 2018

**DEVELOPMENT:** Erection of first floor side extension over existing ground floor extension.

**SITE:** St Josephs Monastery Lane Storrington Pulborough West Sussex RH20 4LR

**WARD:** Chantry

**APPLICATION:** DC/18/0690

**APPLICANT:** **Name:** Mr Alan Manton **Address:** St Josephs, Monastery Lane Storrington RH20 4LR

**REASON FOR INCLUSION ON THE AGENDA:** More than 8 letters of representation have been received within the consultation period contrary to the officer recommendation

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions

## 1. THE PURPOSE OF THIS REPORT

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.1 The application site consists of a two storey dwelling within the built-up area of Storrington.
- 1.2 The site is situated along a narrow lane running south from the main village, with a semi-rural character. The property is centrally located with the remainder of the garden consisting of hardstanding and bounded by a mix of new brick and old stone walls. A number of sheds and outbuildings are scattered around the yard
- 1.3 A Grade II Listed Building known as 'Lady Place' abuts the site to the immediate north, as does the Storrington Conservation Area.

### DESCRIPTION OF THE SITE

- 1.4 The application seeks full planning permission for a first floor extension over an existing single storey addition, which would measure to a width of 2.36m and a depth of 6.4m.
- 1.5 The proposal would incorporate a pitched roof measuring to a total height of 6.8m, set down from the main ridgeline by some 1.1m. The proposal would incorporate front and rear

windows, both of which would serve ensuite bathroom, with the windows proposed to be obscure glazed.

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

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Supplementary Planning Guidance:

- 2.4 N/A

### RELEVANT NEIGHBOURHOOD PLAN

- 2.5 **Storrington, Sullington and Washington Neighbourhood Development Plan**

- Submission (Regulation 15) February 2018

### PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/11/1094	Retrospective permission sought for erection of garden shed and reinstatement of previously existing border wall	Application Refused on 15.08.2011
DC/12/0687	Retrospective permission sought for erection of garden shed and reinstatement of previously existing border wall	Application Permitted on 21.12.2012
DC/14/2751	Single storey side extension and garage conversion	Application Permitted on 13.03.2015
DC/17/0025	Detached 3 bay garage	Application Refused on 03.04.2017

## 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](http://www.horsham.gov.uk)

## INTERNAL CONSULTATIONS

3.2 **Design and Conservation Officer:** No Objection

## OUTSIDE AGENCIES

3.3 N/A

## PUBLIC CONSULTATIONS

3.4 **Storrington Parish Council:** Objection on the following grounds:

- Overdevelopment of the site
- Proximity to Grade II Listed Building known as Lady Place
- Impact on setting of neighbouring Grade II Listed Building
- Dwelling should be returned to its original state, more in keeping with the surrounding area

3.5 1 letter of support was received which stated that the addition would be in-keeping with the character and appearance of the dwelling.

3.6 14 letters of objection were received from 11 separate households. These can be summarised as follows:

- Use of application site as commercial business
- Impact on listed wall
- Impact on the setting of adjacent Listed Building
- Overdevelopment of the site
- Impact on the visual amenities of the street scene
- Loss of residential amenity
- Impact on Storrington Conservation Area
- Lack of landscaping

## 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 a first floor extension over the single storey extension to the north.

### **Principle of Development**

6.2 The application site consists of a two storey detached residential dwelling located within the built-up area of Storrington. The proposed development relates to a first floor extension for residential accommodation comprising 2 no. ensuite bathrooms.

## **Design and Appearance**

- 6.3 Policies 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings. Development should protect, conserve and enhance the townscape character, taking account nature and context of the surroundings to which it forms a part.
- 6.4 The proposed first floor extension would extend directly over the existing single storey addition, and would measure to a width of 2.36m and a depth of 6.4m. The proposal would be set back from the front elevation by 1.5m, and would incorporate a pitched roof measuring to a total height of 6.8m, set down from the main ridgeline by approximately 1.1m. It is proposed to utilise matching materials to the existing dwelling.
- 6.5 The proposed addition would appear subservient to the main dwelling, and would be set back from the front elevation to reduce the visual presence from the street. Whilst the proposal would extend within close proximity to the shared northern boundary, given the open character to the north, it is not considered to have an overbearing impact.
- 6.6 The proposal would utilise matching materials and form which would integrate the addition within the context of the application dwelling. As such, the proposal is considered to be of a scale, massing and form that would be sympathetic to the character and appearance of the existing dwelling and surroundings, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

## **Amenities and sensitivities of neighbouring properties and occupiers**

- 6.7 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.
- 6.8 The application dwelling is positioned in close proximity to the northern boundary, set forward of the neighbouring property which is positioned approximately 18m to the north. The application dwelling sits adjacent to an area of secondary amenity space serving Lady Place used as a vegetable garden.
- 6.9 Given the relationship between the application dwelling and the neighbouring property it is not considered that the proposed development would result in harm to the amenities of the neighbour through loss of light, privacy or overlooking. As such, it is considered that the proposal would accord with Policy 33 of the Horsham District Planning Framework (2015).

## **Heritage**

- 6.10 Policy 34 states that development within the setting Listed Buildings and conservation areas should reinforce and make a positive contribution to the special character of the historic environment through appropriate siting, scale, form and design.
- 6.11 It is noted that a number of objections have been raised in respect of the impact the extension has on the listed boundary wall to the north. The existing single storey side extension was approved under reference DC/14/2751, with the approved extension adjoining the listed wall. This extension has been completed, with the connection between the two structures now established. The proposed extension would not build off of this wall, but would rather extend from the fabric of the existing extension. It is therefore not considered that the proposal would result in harm to the historic fabric of this curtilage listed feature.
- 6.12 The proposal would result in an extension to the north of dwelling, set within the built form of the application dwelling. The application dwelling is an established part of the setting of Lady

Place, a Grade II Listed Building. Given the nature of the proposed development, in the context of the surrounding historic environment, it is not considered that the proposal would harm the setting of the nearby Listed Building.

### **Other Matters**

- 6.13 It is noted that a number of objections have been received in respect of commercial activities allegedly taking place on the site. There is currently an open compliance investigation reviewing the activities taking place on the site. Notwithstanding this, the application site consist of a lawful residential dwelling, with the proposed development seeking additional residential accommodation rather than any development capable of commercial use. As such the development subject of this application relates to a householder extension only, separate to the other activities taking place, and has been assessed on this basis alone.

### **Conclusion**

- 6.14 The proposed development is considered to be acceptable in principle, and is not considered to result in harm to the townscape character and setting of the site and historic surroundings, or the amenities and sensitivities of neighbouring properties. As such, the proposal is considered to accord with Policies 32, 33, and 34 of the Horsham District Planning Framework (2015).

## **7. RECOMMENDATIONS**

- 7.1 To approve planning permission 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 **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.

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

- 4 **Regulatory Conditions:** Any damage caused to the fabric of the curtilage listed wall shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character of the heritage asset for the future and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0690