



PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 07 August 2018

DEVELOPMENT: Erection of detached garage within front garden and new gates and hedging between proposed garage and existing house.

SITE: 39 Rookwood Park Horsham West Sussex RH12 1UB

WARD: Trafalgar

APPLICATION: DC/18/0572

APPLICANT: **Name:** Ms Anna Sterling **Address:** 39 Rookwood Park Horsham West Sussex RH12 1UB

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

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 Planning permission is sought for the erection of a single bay, detached garage to be positioned to the front of the main dwellinghouse on site and access gates and hedging to be positioned between the proposed garage and the dwellinghouse. The proposed garage would have a width of 6m when viewed from the front north-eastern elevation and a depth of 8m. The proposed garage would incorporate a half hipped pitched roof design and would have an overall height of 4.9m to ground level.
- 1.2 The proposed garage would be constructed in materials to match the main dwellinghouse and would be positioned 4.5m away from the front boundary of the site. As part of the proposal a timber access gate with brick piers as well as hedging would be erected, running between the proposed garage and the front of the main dwellinghouse. The proposed gate would provide access to the side/rear garden areas of the host property. It is noted that as the application site is located within a private road, the access gate can be erected under current permitted development rights.
- 1.3 The application has been amended following concerns raised by Officers regarding the size, positioning and potential impact on neighbouring amenity. The proposed garage has been reduced in size and has been set further back into the site, away from the front boundary. The proposed hedging was initially submitted as a brick wall, however in order to create a softer appearance, this has been amended to hedging. The hedging would be located

between the north-western elevation of the proposed garage and the principal elevation of the main dwellinghouse on site.

DESCRIPTION OF THE SITE

- 1.4 The application site comprises a large two storey detached dwelling set in a large rectangular plot on the north-west side of Rookwood Park. The development is on the western edge of the built up area boundary of Horsham, close to Farthings Hill Roundabout. The development is one of a collection of large modern houses set in very spacious plots, with Rookwood Park enclosed by mature trees. The exterior of the application property is of Mock Tudor design, finished in multi-stock brick with rendered panels and red roof tiles. The site also has a slight variation in the ground levels to the front of the dwellinghouse, the land sloping slightly downhill towards the road.
- 1.5 Planning permission has also been granted for a single storey side extension to the north-eastern side of the property under planning reference DC/17/2143.
- 1.6 It is noted that there are other examples within the vicinity and surrounding area of detached garages positioned forward of the principal building line of the main dwelling within the respective sites.

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 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

RELEVANT NEIGHBOURHOOD PLAN

- 2.3 The un-parished part of "Horsham Town" (that being the Forest, Denne and Trafalgar Neighbourhood Council areas) were designated as a Neighbourhood Forum (Horsham Blueprint) on 5 June 2015. To date no neighbourhood plan has been developed for the area.

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.4 The below applications are the most recent and relevant application relating to this site:

DC/17/2143	Erection of single storey side extension	Application Permitted on 27.10.2017
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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

PARISH COUNCIL

- 3.2 **Trafalgar Neighbourhood Council** – Objection on the grounds that the garage will be an imposing structure which will affect the neighbours.

PUBLIC CONSULTATIONS

- 3.3 A total of 14 letters/emails of objection have been received from 5 separate households. It should however be noted that 9 of these letters/emails were received during the two additional consultation periods. The nature of these objections can be summarised as follows:

- Detrimental impact on neighbouring amenity
- Overdevelopment of the site
- Proposal not in keeping with surrounding area
- Proposal considered to be of a large scale and design not appropriate

MEMBER COMMENTS

- 3.4 Cllr Costin requested that the application be called to Planning Committee due to potential impact on the neighbouring property.

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

Principle

- 6.2 Policy 3 of the HPDF states that development will be permitted within towns and villages which have defined built-up areas. The application site is within Horsham where the principle of development would be supported by this policy, subject to all other material considerations as set out below.

Design and Appearance

- 6.3 Policy 32 of the HDPF requires developments to be of a high quality and inclusive design based on a clear understanding of the context for development. Policy 33 relates to development principles and requires development, amongst other matters, to recognise any constraints that exist, to not cause unacceptable harm to the amenity of surrounding occupiers, to ensure that the scale, massing and appearance of the development is of a high standard of design and layout, are locally distinctive, favour the retention of important landscape and natural features and create safe environments.
- 6.4 The proposed detached garage would be of an appropriate scale when considered in the context of the large plot size and the large host dwelling. As such the proposal would appear as a subservient addition that would not visually dominate the dwelling and is considered acceptable in this regard. The half hipped Sussex barn end design and materials to match the main dwelling are considered to be appropriate, reflecting the form, scale and detailing of the existing dwelling, resulting in a coherent and sympathetic addition to the site.
- 6.5 In terms of the impact on the wider street scene, the garage would be positioned away from the front boundary of the site by 4.5m, retaining existing landscaping buffers to the front. Given the size of the host building and site, as well as the size of neighbouring properties in this area, it is considered that the scale and position of the proposed garage would not have a detrimental impact on the character of the street scene and would not result in any harmful loss of openness within this section of Rookwood Park. It is noted that there are a number of other detached garages positioned to the side and forward of other dwellinghouses in the area, including immediately adjacent at No.40 which has a detached double garage set forward of its host dwelling. The proposed garage, as amended, would sit broadly in line with this garage. Given the spacious character of the area and the presence of detached garages to the front and sides of many of the dwellings, it is considered that the proposed garage would complement this existing character and would not appear out of place or otherwise imposing.
- 6.6 The proposed access gates and hedging are considered to be modest additions in conjunction with the proposed garage, and given the soft appearance of the hedging, would not have a detrimental impact in the front of the host property or the wider area.

Impact on Amenity

- 6.7 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.
- 6.8 As detailed above, the proposed garage has been amended both in terms of its overall size and its positioning within the application site. The proposed garage would be positioned approximately 11m away from the closest neighbouring property to the south-west (No.40 Rookwood Park) at the closest point. As the proposed garage has been set away from the boundary of the site and given the distance maintained, the proposed garage would adhere to the 45 degree rule, as set out in the Council's Householder Design Guidance, when measured from the centre point of the primary living room and bedroom windows of 40 Rookwood Park.
- 6.9 It is noted that the neighbouring property at 40 Rookwood Park has a side window facing the application site which serves a living room. This window however is considered to be a secondary window to the room as the living room benefits from windows to both the front and rear elevations which are considered to be the primary windows to the room. As the proposed garage would be positioned to the north-east of the neighbouring property at 40 Rookwood Park, it is considered that the proposal, would not result in any harmful loss of

light, privacy or outlook to this property. As such the proposed garage would not harm neighbouring amenity, in accordance with Policy 33.

Conclusion

- 6.9 Overall, the proposed garage and associated works are considered appropriately designed and scaled in relation to the main dwellinghouse and are suitably sited within the large curtilage of the site. Although visible from the private road, taking into account the size of the site and the main dwellinghouse, it is considered that the proposed garage would be seen as a subservient addition and as such, would not have a detrimental effect on the appearance of the dwellinghouse or the wider area. The proposals are also considered to be acceptable on amenity grounds and as such, the application is considered to be in accordance in accordance with Policy 32 and 33 of the Horsham District Planning Framework.

7. RECOMMENDATIONS

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

1 Plans List

- 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 application form and drawing number 18-01-01 REV C.

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:** All parts of the detached garage hereby permitted shall be used solely as a garage ancillary to the occupation and enjoyment of the main dwellinghouse at 39 Rookwood Park and shall not be used as habitable accommodation or occupied as an independent residential planning unit.

Reason: The use of this building as habitable accommodation or as an independent residential unit would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/0572