



TO: Planning Committee South

BY: Head of Development

DATE: 21 August 2018

DEVELOPMENT: Erection of a new chalet-bungalow style dwelling with soft and hard landscaping and provision of off street parking.

SITE: Land Adjacent To Eardley Hall High Street Henfield West Sussex BN5 9DA

WARD: Henfield

APPLICATION: DC/17/2587

APPLICANT: **Name:** Mr Graham Halfacree **Address:** 43 Sillwood Road Brighton BN1 2LE

REASON FOR INCLUSION ON THE AGENDA: More than 8 different households have made written representations within the consultation period raising material considerations inconsistent with the Officers' 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 proposal has been amended from its initial submission scheme (which comprised a contemporary flat roofed two storey three-bedroom dwelling), and now comprises a two-bedroom chalet-style bungalow with two private amenity yard areas, off-street parking for two vehicles, and vehicular access off Park Road.

1.3 The proposed development would have a footprint of 6.5m x 9.5m with an overall ridge height of 6m. The proposal would have an eaves height of around 2.7m. The roof form would take on a half-hipped 'Sussex Barn' style and it is proposed to finish the exterior of the barn in dark horizontal cladding, and a slate roof with a dormer window in the eastern roof-slope and roof-lights.

1.4 The proposed new dwelling would provide for 2-bedrooms, 2 bathrooms and an open plan living space, sufficient space for 2 off-street tandem parking spaces, bin store and cycle store. In addition, the proposal would provide some 23.75sqm of garden space to the eastern side and a further area of around 25sqm to the northern side of the new dwelling.

DESCRIPTION OF THE SITE

- 1.5 The application site forms the rear part of a larger site comprising Eardley Hall, which fronts onto the Henfield High Street. The host building includes a current vacant commercial premises at ground floor and first-floor residential units. To the rear is a fully paved yard within which sits a former refrigeration unit that was part of the former butchers who occupied the ground floor unit as well as other small storage structures. This rear yard can be accessed from two sides, via a shared access from the High Street to the east and via a second access point to the north onto Park Road. The High Street access that also leads to Get Fit Hut, a small fitness studio to the south of the application site as well as other premises / properties in close proximity to the site. Park Road to the north is a privately maintained no-through-road providing access to a number of residential properties, and is a designated public right of way.
- 1.6 The application site covers an area of around 176sq.m and incorporates the vehicular access off Park Road to the north. The site adjoins built development and residential amenity space / gardens on all sides, and is enclosed by various boundaries and gated means of enclosure. To the north-western side is a small electrical sub-station.
- 1.7 The site's western boundary adjoins the residential property and garden of the Grey House and its associated holiday-let cottage 'Whistle Stop'. To the south, there is a small gym / training studio 'Get Fit Hut' in a former out-building that adjoins the rear walls of The Henfield Club and Southdowns House, both of which are grade II listed buildings, and an associated parking yard.
- 1.8 Directly to the south of the application site is another former out-building that appears to be in some form of small-scale commercial use. To the east, the site boundary would be some 3.5m off the rear wall of Eardley Hall itself. The existing cold-stores within the site which adjoin the northern boundary have a current boundary height 2.5m – 3.5m, and border the rear yard/garden to Pump House beyond. Additional trellising is noted along this boundary, which adjoins rear residential gardens and the garage of Ansty House, Pump House Studio, Little Pump House and Pump House.
- 1.9 The site lies in the Henfield Conservation Area, and adjacent to a linked listed buildings to the south at Southdown House and Henfield Club. Further listed building sit opposite the High Street to the east, but are not readily visible from within the site other than in a narrow glimpse down the eastern access point onto the High Street. The recently adopted Conservation Area Appraisal and Management Proposal (2018) lists the host building of Eardley Hall, and Pump House / Ansty House, a number of buildings running north along Park Road and The Grey House, Ashley House and Holly House along Cagefoot Lane as being 'positive buildings'.
- 1.10 Permission has been granted to convert the first-floor of Eardley Hall from its former part-residential, part community hall use fully into residential use, forming 2x 2-bed flats (DC/16/2874 – March 2017). It is noted that planning consent did not provide any parking for either of the 2-bed flats that were granted permission, owing to the village centre location of the site.

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 14 - Shop Fronts and Advertisements
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

2.4 Supplementary Planning Guidance:

Henfield Conservation Area Appraisal and Management Plan – January 2018
Henfield Parish Design Statement

2.5 RELEVANT NEIGHBOURHOOD PLAN

The Henfield Neighbourhood Plan is undergoing review following a High Court Judgement which quashed the 'Made' plan in 2016. No revised Plan has been yet produced for public consultation.

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2874	Change of use from former Community Hall to self-contained flat and external alterations. Increase existing rear one bedroom flat to a two bedroom flat.	Application Permitted on 16.03.2017
DISC/17/0379	Approval of details reserved by condition 3 to approved application DC/16/2874	Application Permitted on 21.05.2018

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 Landscape Architect: No Objection

- Conditions would be advised to secure hard and soft landscaping details, including boundary treatment

3.3 HDC Conservation: No Objection to revised scheme:

- The revised proposal reflects a secondary building that one might expect to find on a backland plot such as a stable or workshop. Unfortunately the detailing of the building is a little too domestic to be convincing. It is suggested that the dormer is

omitted from the elevations to ensure the roof appears as a simple form when viewed through the conservation area. As this is serving the bathroom it is assumed there would be a requirement to obscure the windows which would increase the domestic appearance of the building. A simplified dormer such as a traditional barn-style hay loft might be acceptable.

- All other aspects of the proposal are acceptable. Conditions are suggested with regards to materials and detailing.

Following further revisions to the dormer window:

- Following final amendments, the conservation officer is satisfied that the building would not appear overly domestic and appears more reminiscent of an ancillary outbuilding.

OUTSIDE AGENCIES

3.3 **WSCC Highways:** Comment:

- Comments are for advice only as the proposed access is via Park Road, a private road. Access to the maintained highway network would take place at an established junction between Park Road and High Street, with Park Road noted to be a no through road serving a significant number of dwellings. It would not be considered that this proposal will result in a material intensification of use at the access point onto the maintained network.
- The site is sustainably located within walking and cycling distance to a range of public services and amenities within Henfield. Having consideration for the sustainable location one car parking space would be considered adequate to meet the needs of a development of this size in this location.
- Amendments have been made so that two cars can be parked in tandem adjacent to an electricity substation. Changes to how the substation is accessed have also been proposed to allow such a parking arrangement to be practical. It is confirmed that two car parking spaces would be considered adequate to meet the need of a dwelling of this size in this location.
- The footprint of the dwelling would result in the loss of some parking/servicing area. The Local Planning Authority should consider the amenity implication of this.
- The Local Highways Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore it is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.
- If the Local Planning Authority is minded to grant planning consent conditions would be advised to secure the parking space provision prior to first occupation and provision of covered and secure cycle parking prior to first occupation.

[Nb Paragraph 32 of the NPPF has been superseded by paragraph 109 of the new NPPF (2018) which similarly advises that 'development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe']

3.4 **Southern Water:** Comment:

- There is a public foul sewer located within the access to the application site (along Park Road) with exact location to be determined by developer / applicant – no tree planting or development to be located within 3m either side of the sewer, no soakaways to be located within 5m of the sewer and all infrastructure should be protected during the course of the construction works

- No stated details of means of disposal of foul drainage, and the applicant / developer needs to make suitable provisions for the disposal of surface water disposal – details are advised to be sought by appropriate planning condition.

PUBLIC CONSULTATIONS

3.5 **Parish Council:** Objection

Objection due to non-conformity with HDPF policies: 7 (para 5 and 7), 12, 13, 25, 32, 33 and 34, as well as para 134 of NPPF (2012) [Nb Para 134 of the NPPF 2012 has been superseded in near identical form by para 196 of the new NPPF 2018)

3.6 The re-consultations in April 2018 on the revised barn-style, chalet-type scheme raised representations from 12 neighbouring and nearby properties. The following objections have been received:

- Unsuitable scale / Intrusive back-land development / cramped
- Development should be subservient to host building and adjoining properties / wider out-buildings in vicinity are subservient in form, scale and height – usually with flat roofs and eaves at ground floor / door height
- Detrimental to neighbouring amenities / Overbearing / Disturbance / Overshadowing / loss of light / loss of privacy
- Detrimental to character / appearance of Conservation Area and Listed Buildings / does not relate sympathetically
- Contrary to planning policies
- Lack of parking / loss of existing parking
- Loss of trees
- Incorrect / misleading information submitted on plans / greater impact on The Grey House than shown on plans / trees incorrectly shown / proposed height some 6.5m and a near 10m long wall some 3m in height along The Grey House boundary
- Proposal has not overcome objections raised as part of the superseded proposal
- Reference to the approved Henfield Conservation Area Appraisal, excluding the chalet bungalows at 9-13 Park Road 'as they are now perceived differently because of the negative impact of infill development in their setting'

3.7 The following comments are noted in response to the original scheme submitted in November 2017, for a two-storey, flat-roofed contemporary proposal on the site, with letters of objection received from 10 neighbouring properties and 1 letter of support noted:

- Materially and detrimentally affects 1 Bishop Croft and 4 Cagefoot Lane, harm and overbearing impact to sunny walled garden of The Grey House and the rear holiday let Whistle Stop
- Overlooking of The Grey House, flat in Eardley Hall, Pump House Studio and Little Pump House
- Proposed details do not show a section through the site
- Harmful to conservation area
- No consultation with neighbours prior to application
- Contrary to policy (design, conservation area, backland development, inappropriate development) – proposal below the 4 acknowledged distance requirements to neighbouring buildings and properties, and to be located in an area where constant access is required for the electrical substation – potential shortfall of 4 spaces given existing staff parking.
- Loss of parking – area has existing bad parking problems – this will worsen situation by removing some – may adversely affect the viability of the shop whose

employees currently park in the yard, proposal clearly underprovides parking according to WSCC standards

- Disturbance
- Harm to visual amenities of the locality – ugly block, existing context of back yards and gardens limited to single-storey structures
- Appearance and character – proposal is for an urban infill which does not fit within conservation area – scale, mass and bulk relates unsympathetically with CA
- Loss of residential amenity – severe impact, overdominant, overshadowing and loss of light, impact on privacy
- Poor amenity space being provided – overlooked and shaded – fails test of ‘Creating Spaces’ – DOE publication
- Overshadowing - right to light
- Loss of trees – development would likely kill any screening trees – proposal to ‘trim the trees back’ would lead to harm, trees shown incorrectly
- Description as being ‘adjacent to’ inaccurate, as site forms part of the commercial shop, used for parking and storage
- Flaws identified in submitted documents, but none offer mitigating solutions, and overall draws bogus and incorrect conclusions.
- Lack of notification to the management company of Park Road (under private ownership)

Supporting Comment:

- Bold and individual design set well back from the road and will not affect the harmony of the street-scape
- Each era has its own different input and Henfield has seen architectural changes over the years
- Beneficial eco-credentials may inspire others

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:

- 6.1 Since the adoption of the HDPF in November 2015, the Council is able to demonstrate a full 5-year supply of housing land sufficient to meet the needs of the District to 2031, with a forecast that some 750 residential units will come forward by way of windfall sites, such as the application site (Policy 15).
- 6.2 The application site is located within the built up area of Henfield, which is classed under Policy 3 of the Horsham District Planning Framework (2015), within the category of ‘Small

Towns and Larger Villages', where a good range of services and facilities, strong community networks and local employment provision are available.

- 6.3 Policy 3 of the HDPF states that development will be permitted within towns and villages which have defined built up areas. Any infilling and redevelopment 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 identified settlement hierarchy set out within the policy.
- 6.4 Having regard to the location of the proposal within the built up area, in principle alone, the proposal is considered to accord with adopted local planning policies, subject to all other material considerations as discussed below.

Design and Appearance:

- 6.5 Policy HDPF 3 requires any development to be appropriate in nature and scale to maintain the characteristics of a settlement. Policy 32 of the HDPF requires new development to 'Complement locally distinctive characters and heritage of the district', 'Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings'. Policy 33 requires developments to relate sympathetically with the built surroundings. Furthermore, Policy 25 requires development to protect, conserve and enhance townscape character.
- 6.6 The established grain of the central commercial centre of Henfield village is reasonably densely spaced, with examples of historic barns and out-buildings to the rear of the main street-facing buildings. Noted examples include a barn to the rear of the George Hotel, the adjacent converted utilitarian stores which abut the site to the south of the boundary wall, 'backland' dwellings or holiday cottages such as the Whistle Stop, Brook Cottage, Elm Lodge and The Studio. The established grain of the Henfield village centre is therefore quite tightly-knit and interwoven, and consisting of utilitarian ancillary buildings, service yards punctuated by scattered outbuildings, and residential infills.
- 6.7 The rear and south side of Eardley Hall as existing is dominated by hardstandings and single storey outbuildings of low overall quality, providing for a stark, utilitarian and somewhat disordered appearance. As such this area does not provide for amenity space or any clear sense of openness or order in relation to Eardley Hall that would be desirable to be retained in townscape terms. This site character contrasts with the more ordered residential buildings and gardens to the west along Park Place and Cagefoot Lane, and the High Street to the east. The proposal would sit within this area of hardstanding, immediately rear of Eardley Hall, and would replace three of the storage outbuildings.
- 6.8 The visual appearance of the proposal follows the footprint, form and massing, as well as external materials found in the vicinity of the site, taking account of the chalet bungalows found at the end of Park Road (No's 9-13), a half-hipped and timber-clad garage facing onto Park Road (No.5 Cagefoot Lane), a residential backland dwelling (The Studio), as well as the rear barn found at the rear of The George Hotel PH.
- 6.9 The proposed materials, also amended as part of the revised barn-style development, would complement the rural setting of the village and would be sympathetic to its historic setting.
- 6.10 The height and character of the proposal would read as a secondary / ancillary structure to Eardley Hall and within the grain of the village centre, and its impact would be somewhat limited by virtue of its location set back from the High Street behind taller frontage buildings, in a position with limited visibility from public vantage points. Furthermore the site coverage is considered appropriate in relation to the wider land rear of Eardley Hall and

retained areas of hardstanding such that the introduction of this dwelling is not considered to form an overdevelopment.

- 6.11 Officers note that the level of accommodation provided within the proposed new dwelling would amount to a gross internal floor area of some 83.6sq.m (excluding the eaves storage), which exceeds the 'Technical housing standards' notes published in March 2015 by the DCLG of 70sq.m for a 2-storey, 2-bed, 3 person dwelling. The main bedroom would have a floor area of some 16sq.m which again exceeds the recommended 11sq.m minimum. Bedrooms would be provided with roof-lights which would provide ample natural daylight and in addition, there would be a casement window to the main bedroom. The living accommodation would be provided with a dual aspect, which is considered to overcome the shallow amenity area to the eastern side. Given the size of the openings provided, and modern interior fit out techniques, this is not considered to lead to a poor quality living space for prospective occupants, with occupants having good access to natural light, outlook and ventilation. Provision of two separate areas of amenity space, again using good design and landscaping, would provide for a reasonable amount of private open space, considering the central location of the site where many adjoining flatted properties and annexes have little or no such space.
- 6.12 Overall, officers consider that the proposal would achieve a cohesive blend between the commercial village core to the east and the residential development to the west. The removal of the existing cold-stores which occupy a significant part of the site would provide a welcome opportunity to rationalise the site, whilst also having a beneficial effect in masking a number of unsightly block walls.

Heritage Impacts:

- 6.13 Policy 34 of the HDPF seeks to ensure that developments affecting such assets should make reference to the significance of the asset as well as preserving and ensuring legibility of locally distinctive vernacular building forms and settings, features, fabric and materials. In addition, the setting of heritage assets, including views, should be preserved and retained. The NPPF (2018) sets out that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and that they should be conserved in a manner that is appropriate to their significance. The NPPF also advises that new development within the setting of heritage assets should enhance or better reveal their significance.
- 6.14 The application site lies within the Henfield Conservation Area, which has been subject to review and expansion in January 2018 through the adoption of the Conservation Area Appraisal and Management Plan (Jan 2018). The identified character area of the 'High Street', in which the application site is located, includes a non-uniform street pattern and character.
- "New development must be sympathetic to its context in terms of its siting, scale (including height, size and massing), materials and details. It should also follow the existing pattern or grain of development, not obstruct important views, and not dominate buildings in the immediate vicinity. Materials should be carefully chosen to complement the Conservation Area's existing palette of materials."*
- 6.15 In principle, owing to its siting back from the edge of Park Road and rear of the frontage buildings along the High Street, the proposal would not disrupt the pattern of development in the locality, where out-buildings and back-land 'development' is noted to have been established. It is also noted that the immediate context of the site exhibits 'traditional buildings with a horizontal emphasis through the use of brick bonds and timber cladding, which the proposed amended 'barn-style' scheme now picks up on.

- 6.16 The removal of the refrigerator units to the rear of Eardley House is welcome to better understand the rear elevation of this building and therefore enhance its local interest
- 6.17 The Council's Conservation Officer has reviewed the amended scheme and considers the character to be that of a secondary building that might be expected on such a backland plot, such as a stable or workshop. Accordingly it is not considered that the introduction of this sensitively designed building within this backland location would result in harm to the character or appearance of the Henfield Conservation Area, or to the setting of the adjacent listed buildings to the south/southeast.

Amenity Impacts:

- 6.18 Policy 33 of the HDPF (2015) seeks to avoid unacceptable harm to neighbouring amenities. Officers acknowledge the comments raised by neighbouring properties regarding loss of amenity and overlooking.
- 6.19 Given the location of the proposed development and its relationship with adjoining properties and land, it is considered that minimal harm would occur to the residential amenities of the nearest established properties to the north-east, the flats within Ansty House and the properties that form Pump House, Little Pump House and Pump House Studio, by way of outlook, loss of privacy or light. The removal of the existing cold stores building would offer an improvement along this boundary.
- 6.20 The most immediate impact is likely to occur to the amenities of the occupants at The Grey House, which shares a common boundary along the western side of the site and which has private amenity space located directly adjacent to the application site. Furthermore, there is a holiday let cottage located to the north-west of the application site, part of The Grey House residential plot.
- 6.21 A site visit confirmed that the application site is set lower than the garden level to The Grey House to the west, with the internal floor level and a rear patio to The Grey House being higher still. The western boundary brick wall to the site along the western wall was measured at some 2m in height from the application yard, whilst the block wall adjoining the site to the south has a height of just under 3m.
- 6.22 Officers note the staggered building lines, the changes in ground level between the application site and The Grey House, and the boundary wall height. It is further noted that the proposed dwelling is inset from the boundary wall with the eaves broadly level with the top of the adjacent rear doors to The Grey House. Furthermore, it was noted from the site visit that The Grey House has a short flank wall to their rear patio area that sits taller than the proposed eaves line beyond. This flank wall already encloses the outlook to The Grey House. Given these circumstances any loss of daylight from the proposed dwelling would not be readily perceptible whilst any impact on sunlight would be limited to a small reduction in the early mornings in the worst case. As such any loss of light would be of minimal impact and not sufficient to appreciably harm the amenities of The Grey House.
- 6.23 In terms of outlook, the existing flank wall to The Grey House already constrains some outlook to their rear doors and patio towards the application site. Given the low eaves line relative to these doors, the proposed 45 degree roof pitch, and half-hipped roof form, it is not considered that any loss of outlook would be significant, or that the proposed building would be otherwise oppressive to the amenities of The Grey House. Furthermore, in terms of privacy impact the position of the first-floor roof-lights are above eye level and will not lead to any loss of privacy or increased overlooking towards The Grey House.
- 6.24 Some impact is potentially noted to the first-floor residential property within Eardley Hall, where there is currently one habitable room looking out over the application site. At first-floor level, the resulting bulk and massing of the resulting roof-line to the barn-style dwelling

would be sloping away and visually receding, thus reducing the direct level of harm to the residential amenities therein. The height of the roof-lights being above eye level within the new dwelling, and the obscure-glazed nature of the dormer window also address potential amenity harm such that the impact is considered acceptable.

- 6.25 The ground floor to Eardley Hall remains in commercial use, so the close proximity of a new boundary wall would not lead to any adverse harm to the amenities of the commercial occupants.

Highways Impacts:

- 6.26 Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Paragraph 109 of the new NPPF (2018) advises that 'development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 6.27 The proposal would rely on an existing vehicular access, being Park Road, to access the public highway network. The proposed two parking spaces in itself is considered to meet the parking needs of a proposed 2-bed dwelling in a village centre location, with the access over an established private no-through-road not considered to lead to a material intensification of use at the access point to a publically maintained highway network.
- 6.28 The potential loss of servicing / parking area of the existing commercial unit at Eardley Hall is noted, but the LHA have not raised any comments or objections relating to a potential 'severe' and adverse impact on the operation of the public highway network as a result. It is noted that application DC/16/2874, concerning the conversion of the first-floor space at Eardley Hall, was considered to be acceptable with no parking provision to the flats, considering the town centre location and provision of services, close public car parks and public transport options. On this basis the proposed parking arrangements are considered acceptable having regard the size, nature and location of the residential accommodation being proposed.

Other Matters:

- 6.29 The site is outside the defined Shopping Centre for Henfield and would not result in any impact on the centre.
- 6.30 Biodiversity:
HDPF policies 2, 25, 31 and 33 require consideration and protection of the district's natural and landscape qualities and settings. In this instance, the application site itself presents no current benefits to ecology or biodiversity as it is entirely paved. The two adjoining trees within the boundary of the Grey House are noted, as is their proximity to the boundary wall, however these would not be impacted by the proposal. The existing boundary brick wall is considered to pre-date the planting of the trees and so their root growth would already have been halted by the brick wall and the concrete yard area, being instead directed within the garden area rather than encroaching into the application site.

Conclusions and Planning Balance:

- 6.31 In conclusion, the amended proposal has been considered within the context of the new NPPF and the presumption in favour of sustainable development, and Local Policies set out within the Horsham District Planning Framework (2015).

- 6.32 The character, form and scale of development has taken account of the wider character of the area, and is considered to relate well to the immediate scale and context of the site, including the Henfield Conservation Area and the setting of the nearby listed buildings. Overall, whilst there would be an increased level of development across the site, this could be accommodated within the plot without leading to undue harm to the townscape pattern.
- 6.33 Furthermore, direct overlooking and general amenity harm to neighbouring properties has been addressed by way of the proposed site layout, site levels, existing boundary and development heights, and the use of obscure-glazed side windows and high level roof-lights.
- 6.34 The proposal would therefore be in accordance with HDPF policies 2, 3, 24, 25, 31, 32, 33, and 34, as well as 40 and 41.

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	120.5	0	120.5
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**

Approve subject to the following conditions:

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 **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 adjacent properties during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **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).

- 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 a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building 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).

- 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 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).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until the following details have been submitted to and approved by the Local Planning Authority in writing and all details hereby permitted shall be retained as such thereafter.

a. The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, clay tile or natural slate undercloaks, bonnet hip and valley tiles and hogs back or half round ridge tiles.

b. The new windows fitted in the extension shall have flush fitting casements if manufactured in timber or plastic.

c. Roof lights shall be metal framed and sit flush with the roof slope. Timber framed roof lights will not be acceptable.

d. Rainwater goods will be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the character, appearance and integrity of the building does not prejudice the special character of the Henfield Conservation Area and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of the development hereby permitted, full details of the hard and soft landscaping works, including boundary hedging, gates, lighting and means of enclosure, 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).

- 9 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the east facing dormer window shown on Plan. 880-73 G has been fitted with obscured glazing. No part of that window that 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 the window shall be retained permanently thereafter.

Reason: To protect the privacy of the residents at Eardley Hall in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the parking and access facilities shall have been implemented in accordance with the approved details as shown on plan 880-70 rev G 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).

- 11 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking and refuse storage facilities serving it have been constructed and made available for use in accordance with approved drawing number 880-70 rev G. The cycle parking and refuse storage facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles and storage of refuse in accordance with Policies 32, 33 and 40 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary infrastructure to enable superfast broadband speeds of 24 megabites per second through full fibre broadband connection shall be provided to the premises.

Reason: 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:** 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, C & E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the

development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity, to protect the amenity of adjacent properties and to ensure sufficient private amenity space is provided in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

- 14 **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 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

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

Background Papers: DC/17/2587