Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0147
22 Broomfield Drive, Billingshurst, West Sussex, RH14 9TJ

DESCRIPTION:

Erection of a front and rear two-storey extension with garage conversion and internal reconfiguration.

RELEVANT PLANNING HISTORY:

DC/14/0117	Surgery to 1 x Oak tree	Application 14.03.2014	Permitted	on
BL/25/87	First floor extension. (From old Planning History)	Application 16.04.1987	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
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 40- Sustainable Transport
Policy 41- Parking

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 1 - Billingshurst Built-Up Area Boundary
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Arboricultural Officer (dated 07.02.2024): Comment

The property is subject of a Tree Preservation Order (Ref: TPO/0013) that affords protection to a group of oak trees near to the rear boundaries of the gardens of six properties, where they abut the adjoining field to the East.

The rear garden of the subject property is terraced and slopes up towards the trees from the current build footprint and hardstanding layout, that includes steps up from the paving around the building.

Whilst the proposed build footprint incurs no direct impacts on the soft ground rooting areas of the oak trees, the loss of hardstanding and circulation space around the building will have a knock on effect in requiring a re-configuration of new hardstanding and steps. This is a material consideration of the proposed development and requires detail at this point of the planning process to ensure potential direct/indirect impacts on the key rooting areas of the trees are controlled.

HDC Arboricultural Officer (dated 13.02.2024): No Objection

The revised/additional plans and associated correspondence clarify the extent of proposed landscape alteration/bank excavation associated with the development. No arboricultural concerns subject to unfettered protection of the soft ground rear garden area within 12m of the protected oak trees.

WSCC Highways: Comment

The site is located on Broomfield Drive, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

An existing garage will be lost as part of the proposals. However, the existing garage does not meet the minimum internal specifications for a single bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it does not appear large enough to accommodate modern sized cars. It is not unreasonable for the LHA to assume the garage is being used for other purposes, such as storage. As such, no concerns are raised regarding loss of parking provision. An existing driveway with provision for at least two cars is to be

retained.
In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:

No Objection

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application site is to the east of Broomfield Drive within the built-up area of Billingshurst.
22 Broomfield Drive is a detached 2 storey 3 bed dwelling which includes a first-floor flat roofed extension over the attached garage, and a flat roofed porch over the garage entrance and main door entrance to the dwelling. The dwelling is composed of a mix of facing brickwork, with white cladding to the first floor, and masonry feature to the front ground floor. Concrete tiled pitched roof, and additional flat roof elements. White upvc fenestration, and a rear lean-to style conservatory.

Planning permission is sought for removal of the existing first floor flat roofed extension over the garage and flat roofed porch and to replace with a front and rear two-storey extension including a side gabled pitched roof with ridge height just below the main roof ridge. Materials are to match existing. The existing flat roofed entrance porch area would be replaced with a new front entrance area and door facing forward, with first floor accommodation above matching the existing front elevation projection. The existing small rear conservatory would be removed, and the property would be extended to the rear at ground floor and first floor level. A new first-floor side (north) window would serve a shower room, and a velux roof light to the south side roof slope to serve a bathroom.

Character and Appearance

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.
Policy Bill 2 of the Billingshurst Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and, where practicable, should incorporate features as appropriate to their scale and nature into the overall design of development.

There is evidence of first floor extensions with side gabled pitched roof to neighbouring dwellings within the immediate vicinity which are of similar design to the subject dwelling. This includes nos. 24 and 26 Broomfield Drive to the north, and there is evidence of garage conversions in the area. The proposal be a reasonably subservient addition, and given the prevailing character in the street scene, is considered to be of a design, form and scale which is not inappropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

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.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of objection were received.

Trees

The property is subject of a Tree Preservation Order (Ref: TPO/0013) that affords protection to a group of oak trees near to the rear boundaries of the gardens of six properties, where they abut the adjoining field to the East.

The rear garden of the subject property is terraced and slopes up towards the trees from the current build footprint and hardstanding layout, that includes steps up from the paving around the building.

Whilst the proposed build footprint incurs no direct impacts on the soft ground rooting areas of the oak trees, the loss of hardstanding and circulation space around the building could have a knock on effect in requiring a re-configuration of new hardstanding and steps. The application has been consulted with the HDC Arboricultural team and a further detail plan has been submitted showing associated landscape alterations (any new retaining features, steps, hardstanding etc.) to assess potential impact on the future health of the oak trees in the rear gardens.

The updated plans including this detail and associated correspondence clarify the extent of proposed landscape alteration/bank excavation associated with the development. The HDC Arboriculture team have been reconsulted and consider that there are no arboricultural concerns subject to unfettered protection of the soft ground rear garden area within 12m of the protected oak trees. A pre-commencement condition is recommended to secure this.

Highways

This application seeks the erection of a front and rear two-storey extension with garage conversion and internal reconfigurations. The Local Highways Authority (WSCC Highways) were consulted. No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

An existing garage will be lost as part of the proposals. However, the existing garage does not meet the minimum internal specifications for a single bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the Local Highways Authority would not consider the existing garage for parking provision, as it does not appear large enough to accommodate modern sized cars. It is not unreasonable to assume the garage is being used for other purposes, such as storage. As such, no concerns are raised regarding loss of parking provision. An existing driveway with provision for at least two cars is to be retained.

For these reasons, it is not considered that the proposed development would result in adverse implications for parking within the vicinity.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin 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, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- The two oak trees to the rear of the property whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground 12m from the stems of the trees in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- The area so fenced off shall be treated as a zone of prohibited access, and shall not be used for the storage of materials, equipment or machinery nor spreading of spoil arisings in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within the tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter it.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015

4 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/0147
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location and Site Plans	(01)-001 rev C	25.01.2024
Floor plan	Existing Plans	(02)-001 rev B	25.01.2024
Elevation plan	Existing	(03)-001 rev B	25.01.2024
Floor plan	Proposed Plans	(07)-001 rev C	25.01.2024
Elevation plan	Proposed Elevations	(08)-001 rev C	25.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 15.03.2024

Authorising Officer sign/initial Tamara Dale Date: 20.03.2024