Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0585
9 Laines Road, Steyning, West Sussex, BN44 3LL

DESCRIPTION:
Re-construction of existing garage to form storage and ancillary living space for the main house.

RELEVANT PLANNING HISTORY:

DC/22/1744	Conversion and alterations to existing detached double garage to rear of site to form additional habitable living space.	Application 16.02.2023	Permitted on
DC/11/1273	Proposed single storey side extension	Application 31.08.2011	Permitted on
ST/145/02	Rear dormer and roof extension Site: 9 Laines Road Steyning	Application 11.12.2002	Refused on
ST/8/99	Single-storey rear extension Site: 9 Laines Road Steyning	Application 12.03.1999	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 41- Parking

Steyning Neighbourhood Plan:
SNDP1: Green Infrastructure & Biodiversity
SNDP2: Responsible Environmental Design
SNDP3: Contribution to Character

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

WSCC Highways: No Objection

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 subject to a condition put in place that the proposed construction remains ancillary to the dwelling

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 Laines Road within the Steyning built up area boundary. 9 Laines Road is a two-storey end of terrace dwelling composed of brick facing, render, pitched tiled roof. Off street parking is provided off Laines Road on the front driveway and within the front curtilage. The rear garden is a rectangular elongated shape with a detached brick built double garage with flat roof located at the rear east boundary of the site which is accessed from a service lane running along the rear of the properties located on Laines Road. This side of the rear service road is characterised by a mix of garage buildings of varying forms and sizes, and there is evidence of garage conversions to accommodation and to larger buildings than the original garages. The neighbouring property (7 Laines Road) has a 2 storey re-built garage/ studio approved under ref. DC/23/1313 and DC/22/0834.

Planning permission was granted in February 2023 ref. DC/22/1744 for '*Conversion and alterations to existing detached double garage to rear of site to form additional habitable living space*.' and included the erection of a gable roof, and internal works through partitions including an en-suite bathroom, and with a section of the garage remaining as storage for the bicycles. This permission was granted with condition that the accommodation shall be occupied solely for purposes ancillary to the occupation and enjoyment of 9 Laines Road.

This new application seeks amended design to re-construct the existing garage to the rear of 9 Laines Road to again form storage and ancillary living space for the main house. The proposal is to form a 2-storey storage and ancillary living space for the family use. The building to have a dual-pitched roof, gabled at each end, with ridge height to 6m, eaves height 3m approx. Materials for the building to consist of timber cladding and a slate effect tiled roof. Timber doors at the rear (east) elevation to provide access to a cycle store. A pair of upvc doors to the west elevation providing access from the garden with an opening above. A ground floor window to the side (south) elevation serving a shower room. Three velux rooflights to each roof pitch are to light the mezzanine level accessed by an internal staircase.

The proposed ancillary building for the main house as with the previous permitted application, is to provide storage and is for the existing family to provide a bedroom sleeping accommodation for one of the children.

The proposal will result in the loss of 2 parking spaces that the double garage provided, however the site benefits from a front driveway which provides unchanged existing provision for 2/3 car parking spaces. The existing road layout and the rear drive access also is to remain unchanged.

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 SNDP1 of the Steyning Neighbourhood plan states that development proposals which protect and, where practicable, enhance the green infrastructure, natural capital and valued landscape features of the parish, and/or add to the potential for carbon sequestration will be supported.

Policy SNDP2 of the Steyning Neighbourhood plan states as appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime.

Policy SNDP3 of the Steyning Neighbourhood plan seeks to ensure that development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The proposed works are of a size and scale in keeping with the recently approved studio building to neighbouring no.7. The footprint and ridge line are smaller and lower than this adjacent building. In terms of scale and size, the proposal is considered reflective of neighbouring examples in the wider streetscape and 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.

Parking

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The site is accessed via a rear private shared access drive off Newham Lane, a C-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) has been consulted. The site is located on Laines Road, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application DC/22/1744, raising no highway safety concerns.

The LHA does not anticipate that the proposed development would lead to a material intensification of movements to or from the site. The works will result in the loss of two parking spaces; however, the site does benefit from a driveway fronting the property with provision for at least two car parking spaces.

The LHA does not anticipate that the loss of the garage would result in a highway safety concern or parking capacity issue.

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.

Water Neutrality

The proposal is for ancillary family use as a bedroom and storage, as such the existing occupancy rate for the dwelling will be retained and it is considered that the water consumption would remain similar, and no additional demand is envisioned. Though the proposal would affectively result in the creation of an annexe to the main dwelling, the fallback from DC/22/1744 remains extant, which to sought permission for a similar use. As such, 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 186 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form, materials schedule and approved plans.

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 ancillary building above hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of 9 Laines Road, Steyning (as identified on the approved plans), and shall not be used as a separate unit of accommodation, for any commercial purposes or for any other purpose(s)/use(s).

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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/24/0585

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	17.04.2024
Location & Block plan		2850-01	17.04.2024
Floor plan	As existing	2850-02	17.04.2024
Elevation plan	As existing	2850-03	17.04.2024
Plans	Street scene, as existing	2850-04	17.04.2024
Floor plan	As proposed	2850-10	17.04.2024
Elevation plan	As proposed	2850-11	17.04.2024
Plans	Street scene, as proposed	2850-12	17.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 01.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 19.07.2024