Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0624
50 Goring Road, Steyning, West Sussex, BN44 3GF

DESCRIPTION:
Variation to conditions 1, 7, 8, and 9 of previously approved application DC/18/1661 (Amendment of Condition 1 to previously permitted application DC/17/2567 (Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.) To allow for minor design changes. External south-west wall and windows amended) Variation sought to allow for minor revised car parking design.

SITE AND SURROUNDS

The application site is on the northwest side of Goring Road within the built up area of Steyning. The site is surrounded by properties of a similar size and varied appearance. These are all positioned along a continuous build line and set back from the public highway some 15 metres. Neighbouring properties consist of two-and three-storey dwellings, with a block of flats to the southwest. The application site is accessed off Goring Road, at the southeast (front) of the site.

RELEVANT PLANNING HISTORY:

DC/18/1661	Amendment of Condition 1 to previously permitted application DC/17/2567 (Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.)To allow for minor design changes. External south-west wall and windows amended.	Application Permitted on 05.10.2018
DC/17/2567	Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.	Application Permitted on 07.02.2018

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
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
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Steyning Neighbourhood Plan 2019-2031

Planning Advice Notes:
Facilitating 1Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
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

Consultations:

Highways officer: No objection subject to an informative.
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.

Parish Comments:
No objection.

Representations:
None received

Member Comments:
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

Principle of Development:

The application seeks to make amendments to the plans condition relating to DC/18/1661.The conditions proposed for alteration would be 1,7,8 and 9 of the previous permission. The changes proposed to these conditions would alter the cycle parking provision, landscaping plan, refuse and waste provision and a revised access and car parking plan. It is noted that condition 1 would also be altered to allow for an alteration of the site boundary treatment.

Design and Appearance:

Policies 25, 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings.

The visual appearance of the application site from the streetscene would be a minor alteration when compared to the DC/18/1661 permission, with the introduction of a planter to divide the front drives of the properties and fences to surround them. The submitted elevations would give the appearance of a timber fence in modest height that would not be dissimilar to site boundary treatments of other dwellings within the locality. The proposal would introduce a further two planters to the front drive, appears to re-site the waste and refuse disposal to behind the fence and would incorporate four additional trees within the application site. It is not considered that the proposed would result in harm to the character of the area through an incongruous appearance and there are no objections in regard to policies 25, 32 or 33 of the HDPF.

Amenity Impacts:

Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

Given the nature of the alterations which are primarily to the parking scheme and associated landscaping, it is not considered that the proposal would result in an unacceptable relationship with the neighbouring properties in respect of overlooking, loss of light, privacy or through an obtrusive appearance. The proposal is in accordance to policy 33 of the HDPF.

Highways:

Policies 40 and 41 of the HDPF states that development should provide safe and adequate parking, suitable for all anticipated users.

Highways have been consulted during the course of the application and have no objections to the variation of conditions but would recommend that an informative is included as part of the application in respect for the vehicle crossover. The access would be altered as part of the proposal to create two separate access points. It is not considered that this would result in an unacceptable impact on highways safety and would be in accordance to policies 40 and 41 of the HDPF.

Conclusions:

The amendments proposed would not cause unacceptable harm to the neighbouring amenity, nor are they considered to demonstrably harm the character and appearance of the wider area.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: The drainage strategy detailing the proposed means of foul and surface water disposal shall be carried out in accordance with the scheme approved under DISC/18/0128.

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).

3 **Regulatory Condition**: The materials and finishes and colours to be used for external walls, balustrades, windows and roofs of the approved building and all materials used in the construction of the development hereby permitted shall conform to those approved under DISC/18/0204.

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 details of the hard and soft landscaping works shall be maintained in accordance with the approved plans hereby approved.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built for of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015),

5 **Regulatory Condition:** The parking, turning and access facilities shall be implemented in accordance with the approved details as shown on plan AP008 REV A submitted 22.04.2024 hereby approved.

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).

6 **Regulatory condition:** The details of the plans hereby approved in relation to the storage of refuse and recycling will be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory condition:** The details of the boundary walls and fences shall be maintained in accordance with the plans hereby approved.

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

8 **Regulatory condition:** The first floor level side elevations on will be fitted with obscured glazing. No part of that/those window(s) that are/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 those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjoining occupants in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: The development 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: 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).

NOTE TO APPLICANT

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

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/24/0624
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	As proposed	AP008 REV A	22.04.2024
Plans	Landscape, as proposed	MPNGRS REV A	22.04.2024
Elevation plan	Boundary, as proposed	AE275 REV D	22.04.2024
Supporting Statement	Transport Note	NONE	22.04.2024
Supporting Statement	Agent cover letter	NONE	22.04.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 19/06/2024

Authorising Officer sign/initial RHERMITAGE Date: 04.07.2024