

PLANNING STATEMENT

Cowfold Stores, The Street, Cowfold, RH13 8BW

On Behalf of Ecopump Limited

Full planning application and listed building consent for the a new 2 bedroom one and a half storey cottage in the garden of Cowfold Stores.

Introduction

1. This planning statement has been prepared on behalf of Ecopump Limited the owners of the freehold interest of the Cowfold Stores.
2. The property is currently under conversion in accordance with planning permission DC/20/0018, DC/23/1281 and listed building consent DC/20/0019 into 4 No. apartments, 1 No. house and an existing retail unit.
3. The property is Grade II listed and adjoins the neighbouring Grade 1 listed St Peters Church
4. This report should be read in conjunction with:
 - a. Application form and site ownership certificate
 - b. Drawing 001 – Location plan and block plan
 - c. Drawing 002 – Proposed plans and elevations
 - d. Drawing 003 – Proposed site plan
 - e. Heritage statement
 - f. Parking statement
 - g. Water neutrality statement

Proposed development

1. The proposed development is for the construction of a one a half storey 2 bedroom cottage in the South West corner of the garden of Cowfold Stores.
2. The development is in the garden area which previously had sheds etc on it as can be evidenced by the various concrete bases.
3. The garden area has no use to the residents of Cowfold Stores who have no access other than through the existing back gate to the garden which is a walk of 50m once they are at the communal front door. The garden flat and house already have their own private gardens.
4. The residential unit is a 2 bedroom, 2 person unit of 100sqm measuring 11.9m wide by 6.7m deep with a ridge height of 6.2m

Planning position

The Cowfold Neighbourhood Plan states and is commented on as follows:

Policy 9: Residential Development Principles

i. Residential Development proposals will be supported where they are within the built-up area of Cowfold – The Proposed site is within the built up area of Cowfold and:

a. are of a sympathetic scale, relating positively to the character,

function and layout of the area The Proposed development is at the same ridge height as the neighbouring bungalow 4 Walnut Tree Close and a lower ridge height than Paddock Oak's to the West. It sits in a well screened position hidden from St Peters Church and is entirely subservient to Cowfold Stores;

b. maintain appropriate distances between buildings to avoid unacceptable adverse impacts on existing facilities or amenity of adjacent residential properties The proposed bungalow is set back from the South boundary fence by the same margin as 4 Walnut Tree Close creating no adverse impacts in terms of loss of light or over-looking on the adjacent property;

c. Incorporate the use of high-quality building materials and finishes consistent with high thermal efficiency The proposed unit will be built to at current building regulations achieving a high level of thermal efficiency;

d. are of a density that is appropriate to its location and has regard to current levels in the immediate area The site area is 1,437sqm and the density is therefore 7 dwellings per hectare on this particular site. This compares to the adjacent Walnut Tree Close with a density of 4.2 dwellings per hectare. The density is therefore entirely sympathetic to the immediate area;

e. are designed to account for the unavailability of mains gas The proposed dwelling will be heated with an electric air source heat pump with no gas provision; and

f. Provide appropriate infrastructure to facilitate EV charging for car parking spaces without the need for further groundworks. The development has zero car parking provision

Objectives:

1. Maintain and grow the sense of Community by supporting sympathetic integrated development, consistent with local housing need enabling residents to remain in the parish throughout their lifetime, with a suitable mix of homes and tenures. This objective is met by providing a 2 bedroom bungalow style dwelling.

2. Ensure all new homes meet and ideally exceed minimum standards for energy efficiency and build quality noting the unavailability of mains gas within the village. They should be built to a density appropriate to the location, provide adequate off-street parking and use local materials where appropriate. This objective is achieved with a highly thermal efficient house heated with an electrically powered air source heat pump with no gas provision.

In terms of the site it constitutes a windfall site and the Cowfold Neighbourhood plan re-iterates NPPF 68 acknowledging that small and medium sized sites can make an important contribution to meeting the housing needs of an area. Local Planning Authority should “support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes”

Policy 15 of the Horsham Development Planning Framework includes at least 750 dwelling units delivered across the District over the planning period via windfall sites.

Policy 10 of the Cowfold Neighbourhood Plan relating to Windfall Housing says that Development proposals for residential development on unidentified sites within the defined built up area boundary of Cowfold, will be supported subject to compliance with other development plan policies.

Policy 3 (Development Hierarchy) of the HDPF states that the district has a distinct settlement pattern which should be retained and enhanced. It states that development will be permitted within towns and villages which have a defined built up area boundary (BUAB) where any development will be required to demonstrate that it is of an appropriate nature and scale to maintain the

characteristics and function of the settlement in accordance with the settlement hierarchy set out within the policy. The application site is located within the defined built up area of Cowfold where the provision of a further dwellings would be appropriate to the settlement. The proposal is therefore considered to be appropriate for residential development.

Horsham District Planning Framework (HDPF) Policies 32 and 33 seek to promote development of high quality and inclusive design for all development in the district, ensuring that it is complementary of local distinctive character and heritage, integrating with their surroundings. Furthermore, these policies ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant, relates sympathetically with the built surroundings.

The design of the proposed one a half storey house takes it cues from the adjacent development at Walnut Tree Close and the development at Paddock's Wood. The proposed dwelling is set back from the boundary fence with 4 Walnut Tree Close by 2m mirroring the existing neighbouring house's set back. The proposed dwelling has a ridge height of 6.2m again the same as 4 Walnut Tree Close and significant less than 1-3 Walnut Tree Close and Cowfold Stores.

The proposed development is unseen from the street scene. The proposed development is completely screened from St Peter's Church. Any view from the eastern edge of the Churchyard which looks south would only see the ridge of the proposed dwelling in the same manner as the ridge of 4 Walnut Tree Close is currently seen.

From within the listed Cowfold Stores, there is no harm caused to setting from the proposed new dwelling.

The proposals are an appropriate form of development within the residential built up location which would not harm the character of the surrounding area and would be suitable for the plot size in accordance with Policy 32 and 33 of the HDPF.

Policy 33 of the HDPF states that permission will be granted that does not cause unacceptable harm to the amenity of occupiers/ users of nearby property and land. The proposal does not cause such harm to 4 Walnut Tree Close, Paddock Wood, St Peter's Church and churchyard or Cowfold Stores and should therefore be policy compliant.

In terms of Para 11 (d) of the NPPF where a Local Planning Authority cannot demonstrate a 5 year supply of housing, which is now the case in Horsham the presumption is in favour of granting planning permission.

Sufficient Parking

Reeves Transport and Planning undertook a survey of the available car parking within 200m of the property on 9 March 2020.

The consented development under DC/20/0018 has a nil parking provision. The garden flat consented under DC/23/1281 also has a nil parking provision.

The conclusion the Reeves survey was that there were 64 parking spaces available and that only 32 of these were occupied which adding on the 9 space parking requirement for the consented scheme would mean that 41 parking spaces were occupied giving a potential parking stress of 64%.

The development is within PBZ1 of the West Sussex County Council parking calculator and with 2 bedroom and 2 habitable rooms would have a parking requirement of 1.7 spaces. Utilising the

Reeves Transport survey on 9 March 2020 and adding the cars parked, the 9 spaces required for the consented scheme and the further 1.7 spaces required for the garden cottage would mean 43 of the 64 available spaces are occupied giving a parking stress of 67%.

Accordingly whilst the garden cottage offers nil parking provision the parking available within 200metres of the proposed unit is only 67% occupied taking account of the proposed new unit well below the Stress test threshold of 80%.

Impact on the listed building

There is no negative impacts on the listed building from the development of the proposed cottage in the garden adjacent to the existing similar bungalow at 4 Walnut Tree Close and between the listed building, Cowfold Stores and Paddock Wood.

There is no negative impact on the listed building, St Peter's Church due to the existing screening of the proposed new development and its siting.

Amenity for future occupiers

The garden cottage measures 100 sqm and as a 2 bedroom, 4 person house offers significantly higher levels of space than the standards.

The garden cottage sits within its own plot of 1,437sqm giving a ground cover ratio of only 5.5% .

The proposed rooms are well lit from the windows.

Water neutrality

Combined with improvements to the consented 5 No. residential units and retail unit the proposed development of the Garden cottage achieves water neutrality.