DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0606
6 St Richards Cottages, Chapel Lane, Cootham, West Sussex, RH20 4JX

DESCRIPTION:
Garage conversion and construction of a side dormer.

RELEVANT PLANNING HISTORY:

DC/05/1642	Demolition of existing shed and erection of single garage	Application Permitted on 05.09.2005.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 40- Sustainable Transport
Policy 41- Parking

Storrington, Sullington and Washington Neighbourhood Plan (2018-2031)
Policy 14 - Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
WSCC Highways: Comment: -

The site is located on Chapel Lane, a private road, consequently these comments are for your advice only. Chapel Lane adjoins the public highway at Pulborough Road an A-classified road subject to a speed restriction of 30mph in the location.

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

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages 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 is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision. A separate existing driveway is to be retained with provision for at least 1 car.

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 has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the HDPF seek 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 14 of the SSWNP states that '*the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape*."

6 St Richards Cottages is an end terrace dwelling located within the built-up area of Storrington. The application site is located towards the edge of build-up area boundary, with a public footpath which runs alongside the curtilage boundary. The application seeks to convert the garage into habitable accommodation and construct a side dormer to increase first floor space.

Side Dormer

A side dormer is proposed on the western elevation which due to the siting and orientation of the cottages would not be particularly visible on the approach to the dwelling along Chapel Lane. When seen, the dormer would be of modest proportions with materials to match the existing and as a result would primarily be seen against the backdrop of the main dwelling.

Garage conversion

The garage is to be converted into habitable accommodation with the conversion including an increase in height of approximately 2.4m to create first-floor accommodation. While this is a significant increase the existing garage sits at a lower ground level than the existing dwelling and the surrounding dwellings which similarly sit higher. This arrangement is considered sufficient to ensure the increased height and massing does not appear intrusive or unduly dominant. The proposed materials would reflect those in the surrounding area.

Conclusion

The proposed extensions and conversion would be clearly subservient and are considered to be of a design, form and scale which is appropriate 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.

As the dwelling is an end terrace the side elevation predominantly faces towards open fields, and it is considered that the proposed windows on the side elevation would have limited outlook on amenity to the north and south of the site. As such no unacceptable loss of privacy would result from the proposal.

The garage conversion would retain the same footprint, while the increased height would sit on the shared boundary with the southern neighbour, Garden House, the layout of this dwelling is such that there are no windows fronting the garage, with the key outlook of this dwelling derived from the south and west of the plot. The increased height would not therefore result in any unacceptable loss of light or outlook, and although visible it would not directly adjoin key amenity space so as to not appear harmfully overbearing. The separation between the garage and other neighbouring properties is sufficient to prevent any unacceptable harm to amenity.

It is therefore considered that the siting and layout of the proposed extension and garage conversion and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy. It is noted that no representation letters have been received.

Impact on Parking Provision

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. In addition, Policy 41 states that adequate parking and facilities must be provided within development to meet the needs to anticipated users.

The application seeks to convert the garage into accommodation. There are no alterations proposed to the existing access arrangements and WSCC Highways did not anticipate that the development would give rise to a material intensification of use of the existing access point. Furthermore, while a single-bay garage would be lost as part of the proposal, the existing garage would not meet the minimum internal specifications for single-bay garages as it is too small to accommodate modern sized cars. WSCC Highways raised no concerns as regard to the loss of the existing parking provision, with the existing

driveway to be retained for the provision of at least 1 car. It is considered that the existing garage could not accommodate parking for a modern sized car, and it was most likely used for storage, so the loss of this space is not considered detrimental to the parking provision for the dwelling. Therefore, the proposal is considered acceptable and in accordance with the above policies.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development, which would not provide kitchen or bathroom facilities, 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 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 6 St Richards Cottages, Chapel Lane, RH20 4JX in accordance with the approved plans, and shall not be used as a separate or self-contained unit of accommodation.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, as the establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation, and in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form 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).

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/24/0606
(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 & Block plan	Existing floor and elevations	SY1	19.04.2024
Location & Block plan	Proposed floor and elevations	PL1 REV C	05.07.2024
Supporting Docs	Application Form	NONE	19.04.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 29.07.2024

Authorising Officer sign/initial Guy Everest Date: 29.07.2024