Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2255
176 Crawley Road, Horsham, West Sussex, RH12 4EU

DESCRIPTION:
Resurfacing of access to the side of the dwelling and erection of a replacement boundary walls including the extension of the residential curtilage (Part Retrospective)

RELEVANT PLANNING HISTORY:

DC/23/0162	Telecommunications cabinet.	NO OBJECTION to Notification on 27.02.2023
DISC/21/0256	Approval of details reserved by condition 3 to approved application DC/18/1111	Application Permitted on 27.09.2021
DISC/21/0174	Approval of details reserved by conditions 3, 4, 5, 6 and 8 to approved application DC/18/1111.	Split Decision on 19.07.2021
DC/20/0123	Removal and infilling of window on the first floor north elevation and erection of a porch with a pitched roof to the west elevation (Certificate of Lawful Development - Proposed)	Application Permitted on 25.03.2020
DC/18/2139	Erection of a front porch and removal of a window on the first floor. (Certificate of Lawful Development - Proposed)	Application Permitted on 07.12.2018
DC/18/1111	Erection of an attached two storey, two bedroom dwelling	Application Permitted on 19.07.2018

SITE AND SURROUNDS

The application site is to the south side of Crawley Road and forms a corner plot with Lancing Court to the east and Manor Fields to the west. The site gained permission in 2018 for the erection of a two-storey, two-bedroom, dwelling, attached to 176 Crawley Road to the south. A pair of protected mature ash trees are sited on adjacent land on the corner of the junction of Crawley Road to Manor Fields.

DETAILED DESCRIPTION

Planning permission (part retrospective) is sought for the erection of replacement boundary walls (brick) to the north and east boundaries. The application also includes the resurface of a vehicular access from Crawley Road from the northwest side of the dwelling. The application includes extension of the residential curtilage to facilitate these details.

The permeable surfacing solution that is proposed for the access surface will be a no fines Type 3 stone allowing permeation of water into the ground / root network. There is no intention to use a permeable tarmacadam finish. Pinned timber edging will be 200 x 38 treated timber with stakes at suitable centres to retain the 150 + 50mm overburden of stone. Stakes will be 75 x75 treated timber 700mm long.

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 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:
North Horsham Parish has not been designated a Neighbourhood Plan area.

Planning Advice Notes:
Facilitating Appropriate 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:

HDC Arboriculture Officer: No Objection, following details of surfacing requested and clarified.

WSCC Highways: No Objection

Parish Comments:
No objection provided that pedestrian access is protected, and the concerns of the Arboricultural Officer are addressed.

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

Character and Appearance:

Policies 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.

The site is located within the built up area boundary of Horsham, sited on the southern side of Crawley Road. The proposal incorporates a part-retrospective erection of a new boundary wall serving the dwellings (176 and 176a Crawley Road), in addition to an alignment of the eastern boundary to that of the neighbours, thus changing the use a small strip of land from public amenity space to residential curtilage, and a new access to the east of the site facing onto Manor Fields.

The extension of the curtilage to the west would be most, incorporating a narrow strip of public amenity grassed verge some 10.8m to align to with the neighbouring boundary to the south. Though the re-alignment of the wall has resulted in the loss of public amenity grassed verge, this is not considered so uncharacteristic on the street, given the neighbouring boundary that also directly abuts the public footpath. WSCC Highways have commented on the matter, noting that the development has not resulted in harm to the safe use and operation of the pedestrian network. Accordingly, no objection is raised with regards to the modest change of use of the land. Matters relating to ownership of the land or land registry are not material to the consideration of the Local Planning Authority, and must be resolved by the applicant accordingly.

The replacement brick wall is clearly visible within the street scene, though would not appear overly dissimilar from the pre-existing arrangement. Furthermore, the brick materials would not be unusual in this location and street scene and given the modest height would be a subservient addition and is considered to be of a design, form and scale which is acceptable to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area.

Vehicular accesses from the Crawley Road are not unusual and is considered acceptable in terms of character and appearance in this part of the Crawley Road.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Trees and Landscaping:

The proposed curtilage extension and vehicle access provision is within a few metres of a pair of mature ash trees on the adjacent highway verge, situated on the corner of the junction with Manor Fields. The trees are prominent within the streetscene and thus of high public visual amenity value. They were made subject of a Tree Preservation Order (Ref: TPO/0496) in 1987. Subsequent management by the County Council has led to a co-joined crown form that currently exhibits good vitality.

The proposed access is entirely within the trees minimum recommended root protection area. Where trees in the urban environment have a restricted rooting volume due to existing rooting constraints (engineered roads and house foundations etc.). The HDC Arboricultural Team have been consulted. It is acknowledged that formerly a tarmac footway (former PROW) and area of grass was present that has seemingly been relatively recently removed. Damage to the underlying soil profile is unclear.

Bearing in mind the former site usage and foreseeable informal usage of the area for parking, it is considered reasonable in the circumstances to enable access/parking in the enlarged area of curtilage, subject to a form of permeable engineering being employed that accords with the recognised need to avoid any excavation and use a cellular confinement system containing angular stone edged with timber to avoid compaction of the underlying soil profile and thus enable roots to survive and thrive within the area.

A site specific depth of make up for the proposed project was requested by the HDC Arboriculture team and has been provided by the Applicant. The proposed surfacing to consist of no fines Type 3 stone allowing permeation of water into the ground / root network. There is no intention to use a permeable tarmacadam finish due to costs and ongoing maintenance. Edging in timber will be 200 x 38 treated timber with stakes at suitable centres to retain the 150 + 50mm overburden of stone. Stakes will be 75

x75 treated timber 700mm long. The Council's Arboricultural Officer has confirmed that the proposed works would be appropriate for the long-term health of the tree. As such, no concerns are raised to this regard.

Amenity Impacts:

Policy 33(2) 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 have been received.

Highways Impacts:

This application was consulted with the Local Highways Authority and seeks permission for the proposed resurfacing of access to the side of dwelling and retrospective erection of replacement boundary walls, including extension of residential curtilage. The Application Form states that works commenced on 25/09/2023. The LHA have had the submitted plans inspected by their Highway Boundary Team and they have confirmed that the proposed extension of residential curtilage does not encroach into the maintained highway boundary.

The LHA considers that the replacement boundary walls are not anticipated to adversely impact vehicular/pedestrian visibility in this location. In addition, the use of footways in Manor Fields and Lancing Court do not appear to be obstructed by the proposals.

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:

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 **Regulatory Condition**: The materials and finishes of all new external ground access surface, timber edging and walls of the development hereby permitted shall strictly accord with those indicated in the submitted details and approved plans.

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

3 **Regulatory Condition**: The works to access on the eastern side of the site to safeguard the long-term health of the adjacent Ash Trees (TPO/0496) shall be undertaken strictly in accordance with the details provided by the applicant on 06.03.2024 and 13.03.2024.

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/23/2255

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	08.12.2023
Block plan	As existing	2023/12/02	16.01.2024
Details plan	Surface treatment, boundary fencing elevations, as proposed	2023/12/01	08.12.2023
Elevation plan	As existing	2023/12/04	16.01.2024
Block plan	As proposed	2023/12/03	16.01.2024
Supporting Statement	Planning	NONE	26.01.2024
Supporting Statement	Access surfacing, timber edging	NONE	13.03.2024
Supporting Statement	Surface details documents,	NONE	06.03.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 20.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 22.03.2024