

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/14/2390

Former Outbuildings at 1 Stammerham Cottages, Capel Road, Rusper, West Sussex,

DESCRIPTION:

Demolition of existing farm cottage/outbuilding and erection of a log cabin for holiday let

DETAILED DESCRIPTION:

Planning permission is sought for the siting of a log cabin-style unit in place of two out-buildings, which are to be demolished. The cabin would be solely used for holiday lets.

The drawings submitted with the application show a single storey rectangular structure with a shallow pitched roof overhanging at either end, clad with timber and a tiled roof, 10.36m wide and 6m deep, 3.1m high at the ridge and 2.1m at the eaves. There would be a raised veranda around two sides, with sliding doors leading from the lounge area. The accommodation would comprise 2 double bedrooms, a bathroom, a utility room and an open plan lounge/kitchen/diner.

SITE AND SURROUNDINGS:

The application site comprises an area of garden associated with and located to the south east of, 1 Stammerham Cottages, one of a pair of semi-detached dwellings that fall within the boundary of Mole Valley DC and outside of any planning boundary. The cottages and the application site are set higher than Muggeridge's Hill, which rises towards the south east. Vehicular access to the site is via a driveway to the south-east, which also serves as the access to Stammerham Business Centre, a small complex of business units in converted former farm buildings.

There are two out-buildings on the site, neither of which have any recorded planning history, although the applicant's agent states that one of them may have been used as an agricultural dwelling in the past; the other is a garage. Both are in a poor state of repair.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:

National Planning Policy Framework:

NPPF3 - Supporting a prosperous rural economy

NPPF7 - Requiring good design

Local Development Framework (Core Strategy 2007):

CP1 - Landscape and Townscape Character

CP15 - Rural Strategy

CP18 - Tourism and Cultural Facilities



Local Development Framework (GDCP 2007):

DC1 - Countryside Protection and Enhancement

DC2 - Landscape Character

DC39 - Tourism

DC40 - Transport and Access

The emerging Horsham District Planning Framework (HDPF) was approved by Council on 30th April 2014 as the Council's policy for planning the future of the District for the period 2011-2031. Following a six week period of representations, the plan was submitted to the Government on 8th August 2014 for independent examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The examination of the HDPF was undertaken by an independent Planning Inspector in November 2014. The outcome of the Examination is expected in early 2015 and Adoption of the HDPF by the Council is currently programmed in the Local Development Framework to be April 2015. The emerging plan is therefore a material consideration however it may overall, only be afforded limited weight in the assessment of this planning application.

REPRESENTATIONS AND CONSULTATION RESPONSES:

Consultations:

Parish Council Consultation, consulted on the 21 November 2014. There was no response from this consultee at the time of report preparation.

Public Health And Licensing (Env. Health), consulted on the 21 November 2014. Their comments dated 2 December 2014 can be summarised as follows: I have no objections to this application. During the demolition and construction phase, it is recommended that

- Asbestos to be removed by a suitably qualified and licensed contractor.
- Hours of demolition, clearance, construction, deliveries, loading and unloading on site shall be restricted to 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours Saturdays and no work on Sundays and Bank Holidays.
- A licensed waste removal contractor shall remove clearance debris from site. No burning of materials shall take place on site.

Business Development Officer, consulted on the 21 November 2014. There was no response from this consultee at the time of report preparation.

County Council - Highways, consulted on the 21 November 2014. Their comments dated 11 December 2014 can be summarised as follows: The proposal is for the conversion of a dwelling unit and outbuildings into a holiday let with access onto Capel Road via an existing access point. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Capel Road.

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

It is likely that there would not be a material increase in movements relating to this proposal. Therefore there are no Highways concerns with this proposal.

County Council - Ecology, consulted on the 21 November 2014. Their comments dated 12 December 2014 can be summarised as follows: Following review of the submitted bat survey report and note on breeding birds, I have no ecological objections..

Southern Water, consulted on the 21 November 2014. There was no response from this consultee at the time of report preparation.

Strategic and Community Planning, consulted on the 21 November 2014. There was no response from this consultee at the time of report preparation.

Gatwick Airport Limited, consulted on the 21 November 2014. Their comments dated 1 December 2014 can be summarised as follows: The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal..

South Downs National Park Authority, consulted on the 21 November 2014. There was no response from this consultee at the time of report preparation.

Representations:

There were no letters of representation.

Summary of Consultees and Representees:

None.

PUBLICITY:

Advertisement

The nature of the proposal did not require the application be the subject of press advertisement.

Site Notice

The nature of the proposal did not require a site notice to be posted.

MEMBER COMMENTS:

None.

HUMAN RIGHTS:

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

MAIN ISSUES

The main issues are the principle of the development in the location and the effect of the development on:

- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties

- The existing parking and traffic conditions in the area
- The quality of the resulting residential environment for future occupiers

PLANNING ASSESSMENT:

Principle of development

As the site is located outside of the planning boundary, a new dwelling would not normally be acceptable in this location. However, as the application is specifically for a holiday let, which would accord with both national and local policies that support tourism and rural diversification, an exception is considered to be acceptable in this case. Conditions have been recommended that would restrict the building to holiday letting use only.

Design

The design of the proposed cabin is simple, using timber cladding, similar in appearance to the existing buildings that are to be demolished. It would be a low key structure, not visible from any public realm and set within a cluster of existing buildings. As such, it will not have a negative impact on the character of the surrounding area.

Amenity

There is sufficient separation between the main house and the proposed building to maintain a degree of mutual privacy. As the applicants will retain control of the site, it is assumed that they can put in place measures to ensure that their enjoyment of their own property would not be adversely affected by having guest accommodation close by.

The proposed accommodation is of an appropriate standard for the intended use.

Consultation responses

Standard consultees - Highways, Ecologist, Gatwick Airport have not raised any objections.

Although no parking area is indicated on the plan, the applicant's agent has confirmed that parking to serve the development can be accommodated within the site. A condition has been recommended seeking details of the parking layout.

Environmental Health has asked for standard conditions regarding demolition and construction.

Strategic and Community Planning supports the application, although recommends that Mole Valley DC is consulted. However, it is considered that the only impact of the proposal on MVDC would be from traffic generation. As the Highways Authority has not raised an objection on this issue, no adverse impact has been identified.

Planning permission is recommended subject to conditions.

Recommendation: Application Permitted

Conditions:

- 1 The development hereby permitted shall be begun 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.

- 2 The permission shall be used for short-term holiday lets and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification)

For the avoidance of doubt as to what is hereby being permitted and because the development comprising an independent dwelling units would not normally be acceptable outside the development boundary.

- 3 The holiday lets hereby permitted shall not be occupied by the same person or persons for more than 28 days in any six month period.

For the avoidance of doubt and in the interests of tourism and economic vitality of the countryside.

- 4 No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 5 No burning of materials shall take place on the site.

Reason: In the interests of amenity and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 6 All existing buildings and structures on the application site at the date of this permission shall be demolished, the debris removed from the site and the site cleared before any other works for the implementation of the development hereby permitted commence. Any asbestos found on the site to be removed by a suitably qualified and licensed contractor.

Reason: In the interests of the amenities of the locality and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 7 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 8 Prior to the occupation of any part of the development hereby approved full details of all hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority . All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details.

Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A B C D E F G and H of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: In the interest of visual amenity and in accordance with Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 10 No development shall be commenced until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the layout of car parking spaces for vehicles to serve the development. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 11 The residential accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1 Stammerham Cottages.

Reason: The use of this accommodation as an independent unit would be contrary to Policy DC1 of the Horsham District Local Development Framework: General Development Control Policies (2007).

NOTE TO APPLICANT

Please be advised that there are conditions on this notice that will require formal discharge. In order to secure the discharge you will need to submit an "Application for approval of details reserved by condition" application form and pay the appropriate fee, guidance and the forms can be found at www.planningportal.gov.uk/planning/applications/paperforms

IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

NO

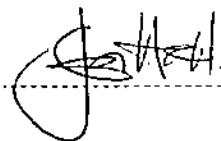
Plans list for: DC/14/2390

Location plan Drwg no. NONE Received: 13.11.2014
Block plan Drwg no. PRR1 Received: 13.11.2014

Elevation plan - Elevations and Floor Drwg no. PRR2 Received: 13.11.2014
Supporting Statement - Owl Report Drwg no. NONE Received: 13.11.2014
Supporting Statement - Bat Survey Drwg no. NONE Received: 13.11.2014
Supporting Statement Drwg no. NONE Received: 13.11.2014
Photos Drwg no. NONE Received: 13.11.2014

DELEGATED

Case Officer sign/initial



Date:

07/01/2015

Authorising Officer sign/initial



Date:

7/1/15.