

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/14/1066

Fantasy House, Elm Grove Lane, Steyning, West Sussex,

DESCRIPTION:

Demolition of part of the existing building, construction of 1.5 storey replacement building for office use and convert part of building to provide holiday let accommodation and associated internal works

(Development affects the setting of a Listed Building)

DETAILED DESCRIPTION:

The applicant is seeking planning permission for:-

- the demolition of part of the existing building and the construction of 1.5 storey replacement building for office use within Class B1. The proposed building would have the same footprint as existing (i.e. 5.2m x 7.6m) and would be surmounted by a gabled roof with an eaves height of 3.5 and a ridge height of 6.4m. The building would be clad in through colour composite weather boarding to the ground floor with clay tile hung gable ends, timber barge boards and a clay tile pitched roof. The building would provide B1 office accommodation on the ground floor and within the roof space above; and,
- the conversion of the residual part of the building to form a holiday let, comprising a kitchen, shower room, living room and bedroom.

SITE AND SURROUNDINGS:

The application site is located in the built-up area of Steyning immediately to the rear of No.64 High Street. It comprises a single storey building consisting of two distinct elements; a circa 1850 extension to No.64 of brick and weatherboard construction with a clay tiled pitched roof; and, beyond this, a further single storey extension dating from the first half of the twentieth century of timber construction with a corrugated asbestos sheet roof. It is understood that the building has a lawful use as B1 and ancillary storage.

The surrounding area is predominantly commercial in character. Immediately to the west, No's 66-58 the High Street is a short parade of two storey Grade II Listed Buildings some with medieval origins, comprising ground floor shopping area uses with a mixture of residential and commercial uses above; to the east is a print works; and, to the north is a parking court/ service yard.

The site is accessed via Elm Grove Lane.

The surrounding area is of high townscape value and lies within the Steyning Conservation Area

RELEVANT PLANNING HISTORY:

DC/12/2145

Demolition of part of the existing building and construction of a 2-storey (2-bed) dwelling.

Withdrawn Application on
04.01.2013

Refurbishment of the remainder of the existing building, retaining B1 (Business) Use.
Conversion of adjacent existing store into B1 office use, providing new external doors to facilitate access between existing office and converted store building. General refurbishment of the existing buildings (Full Planning)

DC/12/2146

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Conversion of adjacent existing store into B1 office use, providing new external doors to facilitate access between existing office and converted store building. General refurbishment of the existing buildings (Listed Building Consent)

Withdrawn Application on
04.01.2013

DC/13/0645

Demolition of part of the existing building and construction of a two storey building with office use. Refurbishment of the remainder of the existing building, retaining existing B1 use.
Conversion of adjacent existing store into B1 office use, providing new external doors to facilitate access between existing office and converted store building. General refurbishment of the existing buildings (Full Planning)

Application Permitted on
05.06.2013

DC/13/0646

Demolition of part of the existing building and construction of a two storey building with office use. Refurbishment of the remainder of the existing building, retaining existing B1 use.
Conversion of adjacent existing store into B1 office use, providing new external doors to facilitate access between existing office and converted store building. General refurbishment of the existing buildings (Listed Building Consent)

Application Permitted on
05.06.2013

DC/14/1067

Demolition of part of the existing building, construction of 1.5 storey replacement building for office use and convert part of building to provide holiday let accommodation and associated internal works (Listed Building Consent)

Application currently
under consideration.

RELEVANT PLANNING POLICIES:

National Planning Policy Framework:

NPPF12 - Conserving and enhancing the historic environment

NPPF7 - Requiring good design

NPPF2 - Ensuring the vitality of town centres

Local Development Framework (Core Strategy 2007):

CP1 - Landscape and Townscape Character
CP2 - Environmental Quality
CP3 - Improving the Quality of New Development
CP5 - Built-up Areas and Previously Developed Land
CP10 - Employment Provision
CP13 - Infrastructure Requirements
CP17 - Vitality and Viability of Existing Centres
CP18 - Tourism and Cultural Facilities

Local Development Framework (GDGP 2007):

DC9 - Development Principles
DC12 - Conservation Areas
DC13 - Listed Buildings
DC19 - Employment Site/Land Protection
DC20 - New Employment Development
DC39 - Tourism
DC40 - Transport and Access

The Horsham District Planning Framework (HDPF) Preferred Strategy was approved by Council for consultation on 25th July 2013. The consultation period ran from 16th August to 11th October 2013. This planning application will be considered following this consultation period and therefore the emerging Preferred Strategy is a material consideration with limited weight in the assessment of this planning application. The Proposed Submission document was approved by Council on 30th April 2014 for a 6 week consultation period.

REPRESENTATIONS AND CONSULTATION RESPONSES:

Consultations:

Parish Council Consultation. Their comments dated 9 July 2014 can be summarised as follows:-

"Objection- The council welcomes the development of the building in terms of design and for business use but there is no provision for car parking (there is no overnight car parking in the local car parks). There is no indication of the amount of use the holiday let accommodation is likely to get. The committee wish HDC to consider an archaeological report before any works commence. There should be an operational management plan for noise, access and egress which should be carefully monitored. The committee feel this is the wrong location for residential properties."

County Council – Highways. Their comments dated 20 June 2014 can be summarised as follows:-

No objections. Parking demand and traffic generation unlikely to be materially greater than the existing use of the site for offices purposes.

Southern Water. Their comments dated 11 June 2014 can be summarised as follows:-

Standard informative requested regarding connection to the public sewer system.

Environmental Health and Licensing. Their comments dated 12 August 2014 can be summarised as follows:-

No objection to holiday let. Accommodation is however, unsuitable for a permanent dwelling. Conditions on hours of operation for B1 use, and CEMP required.

Representations:

Two responses have been received objecting to the proposal on some or all of the following grounds:-

- Building unsuitable for use as holiday let due to neighbouring commercial uses; and,
- Cladding material unsuitable in conservation area.

PUBLICITY:

Advertisement

The application was advertised in the West Sussex County Times on 5 June 2014.

Site Notice

The application was advertised on site.

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 Listed Building, Conservation Area and 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 the Proposed Development

Policy DC19 of the LDF General Development Control Policies (2007) permits the loss of commercial land within the built-up area but outside the designated EPZ's subject to its viability for future employment use and the proposal resulting in significant environmental improvements or enhancements to the character of the area.

Although the proposal will result in the loss of a small amount of B1 floor space, this is more than outweighed by the new refurbished unit and the enhancements to the appearance of the building and site.

Policy CP18 of the LDF Core Strategy and policy DC39 of the LDF General Development Control Policies seek to promote tourism within the district and with specific regard to tourist accommodation indicates that it should be focused in or adjacent to existing towns and villages;

sympathetic to its surroundings; and justified in terms of need and contribution to the economic potential of the District.

The site is located in the centre of Steyning and is within walking distance of public car park and is easily accessible to public transport. The applicant has also made a convincing case, with evidence, that there is a demand for holiday lets in the area and that the proposal would support/ promote the economic vitality and viability of the locality.

Accordingly, it is considered that there are no policy objections in principle to the proposed use of the building for a holiday let and office unit subject to the considerations highlighted below.

Impact on the Character of the Listed Building, Conservation Area and Street Scene

The main tenets of the Council's LDF policies with regard to both Listed Buildings and Conservation Areas is that their special architectural and historic character is preserved and enhanced (CP1, CP3, DC12 & DC13).

In its consideration of the previously approved scheme (i.e. DC/13/0645 & DC/13/0646 (Listed Building Consent)), the Local planning Authority concluded that:-

"With regards to the design of the scheme it is considered that the proposal reflects the simple utilitarian character and detail of the existing outbuildings and is of a mass and scale which reflects the general street scene using materials which complement the surrounding built form. Whilst the ridge height of the proposed dwelling is greater than the retained office accommodation, the proposal does not dominate or compromise the existing roofscape as there is already much variation to height, pitch and form within the existing views and vistas."

Apart from the introduction of a holiday let, the operational development currently proposed is largely identical to that previously approved and therefore, it is considered that the proposal, subject to condition, complies with the aims and objectives of the above policies.

The consultation response regarding the inappropriate use of composite weatherboarding rather than timber weatherboarding has been noted. However, this material would be used on the replacement building rather than the older more architecturally significant mid-nineteenth century addition and is not considered to be inappropriate in this case. Notwithstanding this, in the event of planning permission being granted it is recommended that a condition be imposed requiring the submission and approval of materials prior to commencement.

Impact on the Amenities of Neighbouring Occupiers

Given the mixed commercial/ residential character of the area the proposed use of the buildings for B1 office purposes and as a holiday would have no adverse amenity implications. The operational development in terms of its height, scale and window placement would have no adverse impacts on the light, outlook or privacy neighbouring residential occupiers on the upper floors of the shopping parade to the west fronting the High Street.

Parking and Highways Impact

The main objective of the Council's LDF policies in relation to transport is that development should be of a scale appropriate to its location and has access to a range of modes of transport.

WSCC have no objections to the proposed development. It is noted that currently there is no off-street parking and none has been proposed/ or can be provided. However, given that:-

- a B1 office use already exists;
- the holiday let would potentially attract only one car per stay;
- car parks are available close by;
- there is some on-street capacity; and,
- the site is located in a sustainable location,

there would be no detrimental impacts on parking conditions, the free flow of traffic or highway safety in the area.

Provision has been made for cycle parking and it is recommended that details should be secured by condition.

Standard of Residential Accommodation/ Environment Provided

The accommodation provided is considered to be only suitable for use as a short term holiday let.

It is acknowledged that due to the proximity of potential sources of noise and disturbance (i.e. the print works, extraction equipment associated with the bakery at No.66 High Street and the service yard), poor outlook and lack of meaningful amenity space provision the building is not suitable for use as a permanent residence. Accordingly, a condition should be imposed restricting the use of the unit to a holiday let and precluding its use as a permanent dwelling.

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 developer shall arrange for an archaeological organisation or appropriately qualified archaeologist to observe the excavations and record and report archaeological evidence that may be uncovered as a result of the development in accordance with a specification timetable which shall be submitted to and approved by the Local Planning Authority prior to commencement of development.

Reason: The site is potentially of archaeological interest and therefore the safeguards indicated in policy DC10 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 3 Details of the proposed construction environment management plan (CEMP) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, and the measures set out in the CEMP shall be undertaken and carried forward throughout the development process.

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).

- 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 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).

- 7 The Class B1 office premises shall not be open for trade or business except between the hours of 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. And there shall be no external illumination of the premises except between these hours.

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

- 8 The office accommodation hereby approved shall be used only for purposes within Use Class B1 as defined in the schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: To enable the Local Planning Authority to control the use of the site and because other uses would be contrary to policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 9 The holiday let hereby permitted shall be used solely for purpose specified and shall not be occupied as an independent planning unit of residential accommodation.

Reason: The use of this holiday let as a dwellinghouse would be contrary to Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 10 No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: In the interests of road safety and/ or in the interests of amenity and in accordance with policy DC40 of the Horsham District Local Development Framework; General Development Control Policies (2007)

- 11 Before development commences, details of the provision of facilities for the parking of cycles shall be submitted to and approved by the Local Planning Authority and the facilities so provided shall be thereafter retained solely for that purpose.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 12 The use hereby permitted shall not be commenced unless and until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the adequate provision of recycling facilities in accordance with policy CP2 of the Horsham District Local Development Framework: Core Strategy (2007).

- 13 Before works commence, details of all new and replacement windows and doors, shall be submitted to the Local Planning Authority at a scale of 1:10 elevations with (1:1) sections through cills, heads, frames and opening lights, including glazing bars and mullions, and approved in writing by the Local Planning Authority and only those approved details employed within the development and thereafter retained.

Reason: To ensure the architectural and historic character and setting of the Listed Building is adequately protected.

- 14 Before works commence, details of the rooflights to be inserted, which shall be of a 'conservation' style pattern to be flush with the roof plane, shall be submitted to and approved in writing by the Local Planning Authority, and only such rooflights as approved shall be inserted and thereafter permanently retained as such to the satisfaction of the Local Planning Authority.

Reason: To ensure the architectural and historic character ^{and setting} of the listed building is adequately protected.

NOTE TO APPLICANT

A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH (Tel: 01962 858688) or www.southernwater.co.uk

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

YES

Plans list for: DC/14/1066

Location & Block plan Drwg no. 1.04 Received: 27.05.2014
Existing Elevations & Section plan Drwg no. 1.03 Received: 27.05.2014
Existing Floor & Roof plan Drwg no. 1.02 Received: 27.05.2014
Proposed Floor & Roof plan Drwg no. 4.01 Received: 27.05.2014
Proposed Floor & Elevations plan Drwg no. 4.02 Received: 27.05.2014
Proposed Elevations & Cross Section plan Drwg no. 4.03 Received: 27.05.2014
Topographical Survey Drwg no. 1.01 Received: 27.05.2014
Heritage Statement Drwg no. NONE Received: 27.05.2014
Other Drwg no. NONE Received: 27.05.2014

Design & Access Statement Drwg no. NONE Received: 27.05.2014
Planning Statement Drwg no. NONE Received: 27.05.2014

DELEGATED

Case Officer sign/initial RH Date: 15/8/14

Authorising Officer sign/initial Alcorbe Date: 15/8/14