PLANNING STATEMENT

PROPERTY: Barrington Cottage/House, Barrington Road, Horsham, RH13 5SN

This application to vary condition 1 of previously approved application DC/19/0379 will of necessity follow largely the reasoning in the previous document accompanying that application. The planning statement used in that document is therefore used as the basis of this planning statement but modified and enhanced where required.

BACKGROUND

The subject property, Barrington House (circa 1890), is a large detached house having previous residential and commercial uses. The property is located in a predominantly residential area of Horsham. Residential housing in the area comprises of similar aged/style properties, generally terraced or semi-detached and of modest proportions.

The property was previously used as a photographic studio and a residential property before the current owners bought the property. Subsequently, they have converted the studio part back into residential accommodation. Initially, a commercial use, or even mixed residential/commercial use was considered. However, our client was of the opinion that a residential use was most likely to have a lesser impact on the neighbour to the right – 1 Barrington Road.

The property has approval to split into two dwellings. The existing Barrington House now provides a 3- bedroom house and the remaining space, Barrington Cottage, with approval for a 2-bedroom house. This application seeks variation to form a two/three bedroom property.

LOCATION

Barrington House/ Cottage is located in an established residential area and therefore its continued use as residential is in conformity with the Local Plan policies.

PROPOSAL:

The works to convert Barrington House have now been implemented. The proposed works to Barrington Cottage comprise:
The incorporation of the current access way to the rear as part of the dwelling and the infilling of the existing opening.

At the rear of the house a two storey extension to provide better bedroom accommodation but is limited in extent to extend no further than the line of the rear wall of the adjacent property.
The removal of the existing single storey outbuildings attached to the house and replacement with new larger single storey extension.
Forming two openings at the ground floor of the barn located in the rear garden.

The proposal is as detailed on the attached plans and as you can see from these the style is very much in keeping with the existing and surrounding properties. Existing features such as brick arches etc are maintained and copied in the new works to provide character.

RELEVANT PLANNING HISTORY

HU/118/03	**Change of use from b1 to residential**	**Approved**
DC/14/1638	**To convert existing residential dwelling into Two residential dwellings**	**Withdrawn**
DC/14/2274	**Conversion of existing residential dwelling into Two residential dwellings**	**Refused**
DC/19/0379	**Conversion of existing residential dwelling into two residential dwellings**	**Approved**

PLANNING POLICIES

The requirements set out in the National Policy Framework are mirrored in the Horsham District Planning Framework. Policy numbers refer to HDPF.

Policy 1 – Sustainable development. The proposed development is within the boundary of established development area of Horsham, is close to the railway station and largely re-uses, and maximises, existing structures. All the new structures will have to meet the latest Building regulation requirements and as a result the thermal efficiency of the whole building will be considerably enhanced.
It is noted that where there is compliance with this policy there is a presumption for approval.

Policy 3 – Development Hierarchy – The development is located within built up area boundary. The proposed development does not alter the scale or characteristics of the surrounding area.

Policies 32 and 33 – Character and Appearance. The only change to the principle (road) elevation is to infill the opening to the alleyway, as previously approved, by adding a door. This door will be a simple timber planked door with the opening fully dressed to match existing openings. This we consider would enhance the character compared to the approved scheme.
To the rear of the house there is a proposed two storey extension. On its own such an extension would fall within the parameters for permitted development. The extent of the extension is restricted to line through with the rear wall of the neighbouring property. In this way the proposed extension cannot affect or infringe the light or view of its neighbour. The height of this extension is limited to match the existing elevation and will have a flat roof to limit its impact on neighbouring properties.

The proposed ground floor plan shows the lounge/snug facing onto the road and to the rear a flexible living/dining/kitchen space. This is incorporated within a new single storey construction replacing existing outbuildings. The proposal is that the `lean to` roof would no be any higher than the existing boundary wall and the roof covering would simulate a standing seam lead roof. Being single storey this extension would have no greater impact than the existing outbuildings.

Part of the ground floor walls of the barn are to be opened up to form a large covered but open amenity area. Such an area would be useful as a play area, covered seating in inclement weather and to enhance the garden.

Policy 40/41 Transport. The development is located close to the railway station and local transport facilities. A zero parking provision was agreed with the previous application. Provision for two bicycle parking spaces has been incorporated into the design and located behind the door facing onto the road. Within this space a vertical bicycle parking frame will hold up to two bicycles.

In conclusion the variation shown has little effect beyond those already approved. The variations are in conformity with the plan policies set out in the Horsham District Planning Framework and therefore should be approved.