DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0319
37 Highwood Crescent, Horsham, West Sussex, RH12 1UG

DESCRIPTION:
Conversion of garage.

RELEVANT PLANNING HISTORY:

DC/20/1378	Erection of a first-floor side extension over existing garage.	Application Permitted on 13.10.2020.

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

Horsham Blueprint Business Neighbourhood Plan:
Policy HB3: Character of Development
Policy HB4: Design of Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
WSCC Highways: Comment: -

This application seeks the conversion of existing garage. The site is located on Highwood Crescent, an unadopted road – as such, these comments should be considered as advice only.

An existing garage will be lost as part of the proposals. The site does benefit from an existing driveway providing two off-street parking spaces, which will be retained. The potential displacement of one car would have to be accommodated on-street. Whilst this would not be anticipated to give rise to highway safety concern or parking capacity issues in this location, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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.

SGN: There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. Where required their position should be confirmed using hand dug trial holes.

Indigo Pipelines: Identity the location of network at the site and draw your attention to the need to take trial holes to determine the exact position and depth of buried Gas Plant to avoid the risk of injury to staff or damage to plant.

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 site is subject of condition 17 under planning approval reference DC/12/1259 which has removed permitted development rights for alterations and extensions to the property. The proposed garage conversion therefore requires planning permission. 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.

37 Highwood Crescent is an end-terrace dwelling within a residential area in the built-up area of Horsham. The area is characterised by adjoining two-storey properties with loft space. It is noted that

the dwelling has already been extended with a first-floor side extension over the existing garage approved in 2020 (DC/20/1378). Planning permission is sought to convert the garage into habitable space, as a kitchen. The works would be mainly internal, with a new window proposed on the front elevation to replace the garage door and brick work to match the existing. It is considered that there would be limited impact on the prevailing character and appearance of the existing dwellinghouse with the wider visual impact similarly acceptable, and in accordance 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.

The end-terrace location of the dwelling and nature of the proposed works is such that the proposal would not be expected to result in unacceptable harm to neighbouring amenity, in accordance with the above policy.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within development to meet the needs to anticipated users, and that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere, or the need for the development overrides the loss of parking, and where necessary measures are in place to mitigate against the impact.

West Sussex County Council Guidance on Parking at New Developments (September 2020) indicates that a 4+ bedroom dwelling within Parking Behaviour Zone 5, which Denne falls within, would be anticipated to provide 2.2 off-road parking spaces.

The conversion of the garage would result in a loss of one parking space for the dwelling. However, there remains a driveway capable of accommodating at least two vehicles with lay-bys and other areas within the immediate road layout where additional parking can safely take place if required. As such, while the incremental loss of garages is a concern, in this instance it is not apparent that any displaced parking would exacerbate any existing issues or result in harm to amenity, highway safety or wider highway network. The conversion of the garage is therefore acceptable in highway terms and would accord with the above policies in this regard.

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.

Other Considerations

The western part of the application site is within a 25m buffer of a medium pressure gas pipeline, which runs on the eastern side of the A24 carriageway, with a further gas pipe across the frontage of the site. The proposal is contained within the footprint of the existing dwelling and would not be expected to necessitate any excavations beyond those which already exist at the site. As a consequence, no impact on surrounding infrastructure is anticipated.

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 materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour, and texture those of the existing building.

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/24/0319
(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
Block plan		MN005	28.02.2024
Elevation plan	Existing and Section	MN002	28.02.2024
Floor plan	Existing floor	MN003	28.02.2024
Elevation plan	Proposed and Section	MN004	28.02.2024
Floor plan	Proposed floor	MN001	28.02.2024
Location plan		none	28.02.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 24.04.2024

Authorising Officer sign/initial Guy Everest Date: 24.04.2024