Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1352
Broadbridge Park, Chantry Court, Broadbridge Heath, West Sussex, RH12 3XY

DESCRIPTION:
Convert existing relatives' room into bedroom for resident.

RELEVANT PLANNING HISTORY:

DC/18/1983	Variation of condition 1 to previously approved DC/18/0137 (Variation of condition 1 to previously approved application DC/16/1329 (Redevelopment to provide 70 bed residential care home (Use Class C2), 8 extra care apartments (Use Class C2) and 3 extra care bungalows (Use Class C2), proposed access road, parking, landscaping, and other associated works). Minor material amendments to approved plans to facilitate enlargement of the 3 extra care bungalows, together with revised site layout) Relating to the design and operation of the Care Bungalows, Care Apartments and Care Home, including relative room	Application Permitted on 03.12.2018
DC/18/0137	Variation of condition 1 to previously approved application DC/16/1329 (Redevelopment to provide 70 bed residential care home (Use Class C2), 8 extra care apartments (Use Class C2) and 3 extra care bungalows (Use Class C2), proposed access road, parking, landscaping, and other associated works). Minor material amendments to approved plans to facilitate enlargement of the 3 extra care bungalows, together with revised site layout.	Application Permitted on 04.05.2018
DC/16/1329	Redevelopment to provide 70 bed residential care home (Use Class C2), 8 extra care apartments (Use Class C2) and 3 extra care bungalows (Use Class C2), proposed access road, parking, landscaping, and other associated works	Application Permitted on 24.02.2017

DESCRIPTION OF THE SITE

The home was opened in 2020 and registered for 70 bedrooms to provide residential and nursing care. The site lies adjacent to, but outside the settlement boundary of Broadbridge Heath to the north of the Old Guildford Road. Broadbridge Heath is identified as a small town/larger village within Policy 3 of the Horsham District Planning Framework with a good range of services and facilities together with reasonable public transport access.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the conversion of the existing relatives' room into a bedroom for a resident of the care home. The application is required, as the relatives' room is subject of a condition as part of the DC/18/1983 planning permission, that restricted use of the room to relatives only.

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

Neighbourhood Plan:
Broadbridge Heath has not been designated as a Neighbourhood Plan area.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 37: Housing Provision

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

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:
None received.

PUBLIC CONSULTATIONS:

Representations:
1 letter was received which neither objected nor supported the application:

- Consideration should be given that it is used for residential care as opposed to nursing care.
- High level planting should be left to grow along boundary for privacy.

Parish Comments:
No Objection

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

Principle of Development:

Condition 18 on planning application; DC/18/1983, restricted the relatives' room to only be occupied by relative/guardian/visitor of a resident and not an occupant on the care home, unless planning permission was granted by the Local Planning Authority. Planning permission is therefore required for the alternate use of the room:

> ***Regulatory Condition****: The proposed 'relatives' room' to the south-eastern corner of the care home as illustrated on plan H202 P103 (submitted 18.09.2018) shall only be occupied by a relative/guardian/visitor of a resident of the care home on a non-permanent basis and shall not be occupied by a resident of the care home at any other time, unless otherwise agreed and approved in writing by the Local Planning Authority.*
>
> *Reason: as the occupation of this room as a permanent room of residence for a resident of the care home would constitute a material change of use to the principle of the proposal as previously agreed.*

The planning statement provided confirms that there would be no additional staff requirements and no change to the building elevations or room layout. The only change will be the number on the door and furniture within the room. It is noted that the room has already been used as accommodation, and so the material change would have limited impact on the existing use.

The original planning permission (DC/16/1329) for the site is subject to a S106 legal agreement, however, this legal agreement secured the payment of various contributions rather than securing the number of care home rooms, which was secured through conditions attached to the planning permission. Therefore, there would be no requirement for a deed of discharge.

Amenity Impact:

Policy 33 requires that development avoids unacceptable harm to the amenity of occupiers/users of nearby property and land.

As there are no external changes to the building, this application is assessed on whether the change of use of the bedroom would increase the level of activity and whether there would be an amenity impact. As the relatives' room was already in use as accommodation, the only difference would be that there would be a permanent resident within this room. The planning statement also confirms that there would be no additional staff requirements. It is therefore considered that there would be a very limited amenity impact, and the level of activity would remain relatively similar to the existing. Therefore, the proposal would accord with the above policy.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

As the application seeks to convert an existing bedroom with an existing bathroom, it is considered that there would be no change to water usage and therefore water neutrality is not required to be demonstrated.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The application does not propose any external changes, and therefore is exempt from demonstrating Biodiversity Net Gain.

Conclusions:

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.

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/24/1352
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan		(00) 1 REV A	23.09.2024
Supporting Statement	Planning	NONE	23.09.2024
Location plan		(9-) 1 REV A	23.09.2024
Block plan		(9-) 2	23.09.2024
Elevation plan	Existing and proposed	P206	04.10.2024

DELEGATED

Case Officer sign/initial	Bethan Tinning	Date:	22.11.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	27.11.2024