Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1347
51 Bartholomew Way, Horsham, West Sussex, RH12 5JL

DESCRIPTION:
Conversion of existing double garage to form a single garage and gym on the ground floor and storage loft space above.

RELEVANT PLANNING HISTORY:

DC/24/0698	Conversion of existing double garage into garage, gym, and office space, including addition of a flat roof side dormer to the main roof.	Application Refused on 03.07.2024
DC/24/0370	Conversion of existing double garage into garage, gym, and office space, including the installation of a flat roof side dormer to the main roof (Lawful Development Certificate - Proposed)	Application Refused on 02.05.2024

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 41- Parking

Neighbourhood Plan:
North Horsham Parish has not been designated as a Neighbourhood Plan area.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
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.

Parish Comments:
No objection, provided it is not converted for residential use.

Representations:
1 representation was received commenting that if approved the application should be subject to a condition to prevent the converted garage being used for residential accommodation.

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 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.

Background

Planning permission was refused under application ref: DC/24/0698 for '*conversion of existing double garage into garage, gym, and office space, including addition of a flat roof side dormer to the main roof*', for the following reason: -

1. *The proposed side dormer and front window opening, by reason of their scale, form and design, would represent unduly dominant and visually intrusive additions which would be out of keeping with the character and appearance of the host building and the wider surrounding area. The proposed development would therefore detract from the visual amenities of the locality and would be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.*

This application represents an amended proposal, which has replaced the previously proposed single-side dormer with two separate dormer windows and reduced the size of the front window opening.

Character and Appearance

Policies 32 and 33 of the HDPF seeks 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.

The proposed dormers are considered to represent modest additions which would be well contained within the roofslope, and which would not appear intrusive or unduly dominant in views from surrounding properties and land. Similar, the front window opening is of modest proportions and would not appear incongruous in relation to the ground floor level of the building.

The proposal would be clearly subservient and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the

character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord 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 preceding application on the site was not refused for reasons relating to the impact on neighbouring amenity, and the related considerations remain relevant to the current proposal.

The side dormer and front window would create new views where none are currently possible. These views would not though be unusual or unexpected in an established residential location such as this, where a mutual degree of overlooking is already present. The new window openings would not therefore create any harmful loss of privacy.

The ground and first floor accommodation would be used for incidental purposes in connection with the main dwelling, with use in such a manner unlikely to result in significant potential for harmful levels of noise or disturbance.

It is considered that the siting and layout of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm in respect of loss of light or outlook.

Highways

Policy 41 of the HDPF states 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.

While the proposal would result in the loss of a potential parking space within the garage there would seemingly remain potential for 2 vehicles to park on the existing hardstanding and there are no apparent issues arising from street parking in the locality. It would not therefore be anticipated that the proposal would result in displaced vehicles and additional harmful demand for on-street parking, which would cause either nuisance or a severe impact on the highway network.

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. There are no reasons to take a different view and there are considered to be no transport grounds to resist the proposal.

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.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form received 04.09.2024.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development hereby permitted shall be used solely for purposes incidental, as single garage / gym / loft storage, to the occupation of 51 Bartholomew Way (as identified on the approved plans). The development shall not be used for any other purpose, including as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purpose(s)/use(s), without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, in the interests of amenity and in accordance with Policies 31 and 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/24/1347

(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
Floor plan	Existing ground	2388-1 REV G	23.10.2024
Floor plan	Proposed ground	2388-2 REV G	23.10.2024
Floor plan	Existing loft	2388-3 REV G	23.10.2024
Floor plan	Proposed loft	2388-4 REV G	23.10.2024
Elevation plan	Existing	2388-5 REV G	23.10.2024
Elevation plan	Proposed	2388-6 REV G	23.10.2024
Section plan		2388-7 REV G	23.10.2024
Location & Block plan	Location and Block	2388-8 REV G	23.10.2024
Supporting Docs	Application Form	NONE	04.09.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 24.10.2024

Authorising Officer sign/initial Guy Everest Date: 30.10.2024