Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1659
29 Cricketers Close, Ashington, West Sussex, RH20 3JQ

DESCRIPTION:

Conversion of integral double garage to form habitable accommodation, including alterations to front and side elevations.

RELEVANT PLANNING HISTORY:

AS/7/98 Erection of 38 houses 2 bungalows and associated garages. Site: Land East Of London Road, Ashington, West Sussex Application Permitted 17-12-1998

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Ashington Neighbourhood Plan (2019-2031)
Policy ASH1: Overall Spatial Strategy for Ashington
Policy ASH3: Parking Provision

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:

WSCC Highways: Advice

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.

Ashington Parish Council: No Objection

Representations:

Representations have been received from 3 addresses in Cricketers Close, objecting to the application for the following reasons: -

- Concerns that conversion of the garage will leave only 2 off-street parking spaces on the driveway, and the application is for the existing 4-bed dwelling to gain an additional bedroom, sitting room, kitchen and shower room, which could result in a requirement for further parking being displaced onto the highway.
- Concern of creation of a potential additional self-contained flat.
- Concern of overdevelopment of the plot.
- Concern that the new access door will be at the northern end of the front elevation potentially impacting privacy to the neighbouring property to the north and its adjacent living room windows.

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

The application site is located within the built-up area of Ashington, where the presumption in favour of sustainable development supports the application. The proposal is therefore considered acceptable in principle, subject to all other material considerations.

It is noted that the proposed development would provide all facilities required for day to day living, albeit that an internal door would provide a functional connection between the accommodation and the main dwelling. The Applicant has confirmed that the development would be occupied as ancillary to the main dwelling, where this could reasonably be conditioned.

Character and Appearance

29 Cricketers Close is a detached two storey 4-bed dwelling located to the east side of the highway within the Ashington built up area. The dwelling has an integrated double garage, and a driveway fronting the garages providing further off-street driveway parking for a further 2 cars. The dwelling is composed of facing brickwork, with dark stained vertical cladding to upper elevations and hipped dual-pitched concrete interlocking tiled roof. White upvc fenestration. There are variations to the design of dwellings along this part of Cricketers Close.

Planning permission is sought for conversion of the integral double garage to form additional habitable residential accommodation consisting of a further bedroom, sitting room, kitchen and shower room. Alterations to front and side elevations would replace the front elevation garage doors with a front access door and a window. A roof light would be inserted to the north side elevation pitched-roof to light the new kitchen area. Proposed materials are to match existing brickwork, roof tiles and upvc white fenestration.

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.

The proposal doesn't seek to extend the property but proposes to remove the existing front facing pair of garage doors and replace one garage door with a single window and infill brickwork to match existing, and to replace the other garage door with a glazed door and panel and infill brickwork to match existing. The fenestration to be white upvc to match existing. A small roof light would be inserted to the rear half of the north side elevation pitched-roof to light the new kitchen area.

The materials proposed to the front elevation would match the existing on the dwelling the resultant development is considered to be of a design, form and scale which is not inappropriate 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.

It is noted that concerns have been expressed by neighbouring properties in relation to potential impact on privacy to adjacent neighbouring windows and potential for a self-contained flat being created, which could also result in increased parking requirement.

The existing use of the garage is for every day residential storage use, and no extensions are proposed to the dwelling. It is considered that the conversion of this ground floor space for use internally for ancillary residential use would not represent a significant or overbearing impact on light or privacy to neighbouring properties mor resultant displacement of vehicles onto street parking. It is not therefore considered that the proposal would result in harm to the amenities of neighbouring properties or users of land, in accordance with the above policy.

As outlined in the preceding section, it is considered that a condition could be reasonably imposed to restrict the occupation of the resulting accommodation to ancillary residential purposes only.

Highways

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

Ashington Parish Policy ASH3 states that development proposals that generate an increased need for vehicle parking must provide suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists.

This proposal for the conversion of integral double garage to form habitable accommodation has been consulted with the Local Highways Authority (WSCC Highways). The site is located on Cricketers Close, an unclassified road subject to a speed restriction of 30 mph. A double-bay garage will be lost as part of the proposals. However, following consultation with the Local Highways Authority, it is acknowledged that the existing garage does not meet the minimum internal specifications for double-bay garages of 6m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA does not consider the existing garage for parking provision as it is likely too small to accommodate modern sized cars. For this reason, the LHA raises no concerns regarding loss of existing parking provision. An existing driveway is to be retained with provision for 2 cars.

It is not anticipated that the proposed development would result in a demonstrable impact on parking within the site or the wider area to justify a reason for refusal.

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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The accommodation hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the dwelling 29 Cricketers Close, Ashington and shall not be used as a separate unit of accommodation or for commercial purposes.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 32 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/24/1659
(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
Elevation & Floor plan	Proposed Elevations & Part Ground Floor Plan	1376/03	24.10.2024
Elevation & Floor plan	Existing Elevations & Part Ground Floor Plan	1376/02	24.10.2024
Location & Block plan	Site Location Plan and Block Plan	1376/04	24.10.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.12.2024

Authorising Officer sign/initial Tamara Dale Date: 28.01.2025