Horsham District Council

ADDENDUM

AGENDA ITEM 08 – DC/23/1895

Spinningwood Farm, Burnthouse Lane, Lower Beeding, RH13 6NN

1. PURPOSE OF THE REPORT

1.1 To provide further information on the proposal to assist with decision making and to update Committee Members following the receipt of additional neighbour comments.

2. DESCRIPTION OF APPLICATION

2.1 In addition to the development described in Sections 1.1 to 1.3 of the Committee Report, the proposed development also includes the laying of additional hardstanding to the west of the western building. This would include a separate access spurring from the existing entrance point.

2.2 An additional 10no. parking bays would be provided within the wester parking area, along with cycle storage.

3. ENFORCEMENT HISTORY

2.1 The Council are aware of a number of alleged planning breaches that have taken place on the site, including the laying of hardstanding to the west of the western building, and works taking place in non-compliance with the planning approvals relating to this western building.

2.2 There remains an open investigation with respect to the western building. The current application does however seek to regularise the additional parking to the west of the site as identified as part of the compliance investigation.

3. PLANNING ASSESSMENT

3.1 The application site is located to the east of Burnthouse Lane. Residential properties are located to the east and west of the site, with Sidelands Wood Farm located immediately to the east, and Knightscroft located to the west, adjacent to the site and separated by Burnthouse Lane.

3.2 The increase in height and the scale of the resulting building would not result in any unacceptable harm to the amenity of these nearby residential properties, and the additional car parking is not considered to result in a level or intensity of activity that would result in harm to these residential properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3.3 The additional comment received suggests that additional landscaping should be provided along the northern and eastern boundaries of the site to reduce overlooking and loss of privacy on the immediately adjacent neighbour to the east. No high level windows are proposed to the subject building, with the roof lights serving to provide additional natural light. It is not therefore considered reasonable or necessary to require additional planting along the perimeter.

End