# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0478
6 Becks Way, Billingshurst, West Sussex, RH14 9ZD

DESCRIPTION:
Partial garage conversion into habitable living space.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/0080 | Erection of a single storey rear extension and partial garage conversion (Lawful Development Certificate - Proposed). | Split Decision on 26.03.2024 |

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 40- Sustainable Transport
Policy 41- Parking

**Billingshurst Parish Neighbourhood Plan (BPNP) 2019 - 2031:**
Policy BILL 2 – Housing Design and Character

**Billingshurst Parish Design Statement**

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
**West Sussex County Council Local Highways Authority:** An existing single-bay garage will be lost as part of the proposals. However, the plans demonstrate three off-street car parking spaces that will be retained, and this would be considered suitable parking provision for a dwelling of this size and location, as per WSCC Parking Standards. Provision for the secure storage of bicycles will also be retained.

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.

Parish Comments:
The Parish Council does not object to this application.

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
This application is for the partial garage conversion into habitable living space at 6 Becks Way, Billingshurst, West Sussex. 6 Becks Way is a contemporary, two story link-detached dwelling. The surrounding area is comprised up of other contemporary designed homes and are clearly linked to the same design ethos.

Previously, application DC/24/0080 (Erection of a single storey rear extension and partial garage conversion (Lawful Development Certificate - Proposed) was submitted and received a split decision. The rear extension was approved, whilst the garage conversion was refused due to a condition on the original planning permission for the dwellinghouse. This planning application has therefore been submitted for the proposed garage conversion.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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.

Policy BILL 2 of BPNP advises that development should be of high quality that respects the character and rural feel of the parish. It should reflect the local scale and vernacular of the area and use materials that are in keeping to the character of the area.

The proposed development is for the partial garage conversion into habitable living space, with a new roller shutter door to replace the existing garage door, a new ground floor opening to the western (side) elevation and the remainder of the works being internal.

The proposal would have a neutral impact on the character and appearance of the existing dwelling and 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 considered that the siting and layout of the proposed alterations and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

**Impact on Parking Provision**

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

The existing site features an extensive front hardstanding which is capable of accommodating 3 parked vehicles. This level of parking provision is considered sufficient for the existing dwelling, such that loss of the integral garage would not be expected to result in displaced vehicles or additional demand for street parking. The proposal would not therefore result in harm to amenity, highway safety or the highway network, 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.

**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 and approved plans.

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).

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.

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**Plans list for: DC/24/0478**

(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 plan | Proposed | 14/006-007 | 27.03.2024 |
| Elevation plan | Existing | 14/006-006 | 27.03.2024 |
| Floor plan | Proposed | 14/006-003 | 27.03.2024 |
| Floor plan | Existing first | 14/006-002 | 27.03.2024 |
| Floor plan | Existing ground | 14/006-001 | 27.03.2024 |
| Location & Block plan | | 14/006-008 | 25.04.2024 |

**DELEGATED**

Case Officer sign/initial J.Burrowes Date: 13/06/2024

Authorising Officer sign/initial Guy Everest Date: 18.06.2024