Horsham District Council
BY EMAIL/PLANNING PORTAL.

September 2024

Dear Sir/Madam,

Please find below the Planning Design and Access Statement to verify application for:

Application for a garage conversion into a habitable room at 38 Churchill Way, Broadbridge Heath, Horsham RH12 3TZ. This application is made via the Planning Portal.

Studio Charrette has been instructed to act on behalf of, Mark Daubney (**the Applicant**). This application seeks consent under householder planning application for conversion of the existing attached double garage into a habitable room with new windows to the front elevation to replace the existing garage door. (**The Proposal**) at No. 38 Churchill Way (**the Application Site**). This document outlines the Proposal's compliance with the relevant Local and National Planning Policies.

Please find attached the following information in support of this application:

- Planning validation documents
- Supporting planning and design and access statement (this document)
- Site Plan
- Existing and proposed block plan
- Existing and proposed floor plans
- Existing and proposed elevations.

This statement provides an overview of the application site, its planning history and summarises the proposed development. It assesses the proposal against the relevant policy context and concludes that planning permission should be granted without delay.

Site Context

The existing dwelling is a large detached residential property located within a predominantly residential area.



A number of properties within this housing development which was approved planning permission in 2009 have already had their garages converted but all have been subject to consideration under householder planning applications.

The building itself is of no significant architectural or historic interest and includes associated off-street parking provision for 2 No. cars to the front of the dwelling, and private amenity space to the side and rear. On street car parking is not currently restricted in this area.

The Proposal

The proposed development seeks planning permission for a garage conversion into a habitable room with a window including reconfiguration of the internal layout for the purpose of creating both habitable floor space in the form of a living room, office hobby room and storage area. The proposal aims to maximise the usability and functioning of the dwelling, without increasing the property's footprint. The existing driveway would still accommodate off street car parking.

Planning Constraints and Designations

The online Policy Map confirms that this property is located within the Urban Area and is unaffected by policy-specific designations.

In terms of wider considerations, the current property has restrictions on permitted development rights which as a result means the majority of alterations to this property which would normally fall within the tolerances of permitted development do not in this case.

The property is not a designated heritage asset and there are no heritage assets in the immediate vicinity that would be impacted by the proposal.

Planning History

Online records held by Horsham District Council do not identify any recent alterations to the application site, however of most relevance to this proposal is the following:

DC/09/2101 - Erection of 963 residential units.

Further records suggest the Council have been fairly positive in terms of garage conversions along Churchill Way:

DC/17/2099|Garage conversion and widening of front driveway|50 Churchill Way Broadbridge Heath Horsham West Sussex RH12 3TZ – Granted.

DC/22/2349|Conversion of garage to form habitable space with associated external alterations.|161 Churchill Way Broadbridge Heath Horsham West Sussex RH12 3TY Granted.

DC/23/0079|Part-conversion of the existing garage to form a study with associated external alterations (Retrospective).|70 Churchill Way Broadbridge Heath West Sussex RH12 3TZ Granted

DC/23/0284|Conversion of existing detached garage into habitable space with associated external alterations.|57 Churchill Way Broadbridge Heath West Sussex RH12 3TY Granted

DC/24/0709|Partial conversion of existing attached garage to form habitable accommodation|24 Churchill Way Broadbridge Heath West Sussex RH12 3TZ

Legal and Planning Policy Framework

Overview

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The Development Plan for Horsham is the Horsham District Planning Framework (2015).

In addition to the Development Plan, the National Planning Policy Framework ('NPPF' or 'the Framework') must be treated as an important material consideration.

The Development Plan policies of particular relevance to this proposal are:

Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 41- Parking

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 application seeks planning permission for the conversion of existing attached garage to form habitable accommodation which would gain access from the existing dwelling. The external changes that are proposed in this regard, are relatively minor and would utilize appropriate matching materials. The visual appearance to the front of the dwelling would be retained. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

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, which are internal, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The formation of additional living accommodation would not be expected to result in harmful levels of noise or disturbance for adjoining residents.

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. 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 2 potential parking spaces within the garages, off-street parking would still be available. It would not therefore be anticipated that the proposal would result in displaced cars and additional harmful demand for on street parking. It is though noted that nearby roads do appear to provide opportunity for on-street parking. 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.

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

Following a review of the proposal's applicable policy and material considerations, it is of our professional view that the development is in compliance with all applicable policies as previously illustrated.

We see no reason for the Council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidance of the NPFF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

Mark Mirams BA (Hons) PG Dip MRTPI
Planning Consultant
T 0203 581 1233
info@studiocharrette.co.uk
www.studiocharrette.co.uk