Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0235
Lancasters Cottage, Littleworth Lane, Partridge Green, West Sussex, RH13 8EJ

DESCRIPTION:
Erection of detached garage, including the provision of an office in the roof space (as approved under DC/18/2538 implemented)

RELEVANT PLANNING HISTORY:

DC/21/2812	Demolition of garage and garden buildings and erection of a 3-bedroom detached dwelling.	Application 11.03.2022	Refused on
DC/20/2086	Removal of existing garage and garden buildings. Erection of a double storey detached dwelling.	Application 08.01.2021	Refused on
DC/19/2452	Conversion of existing garage into habitable living space	Application 09.03.2020	Permitted on
DC/18/2538	Conversion of existing integral garage into habitable accommodation, erection of a double garage and installation of a glazed juliet balcony to first floor south facing bedroom window.	Application 28.01.2019	Permitted on
DC/15/2610	Change of Use of land adjacent to Lancasters Cottage to residential garden for small orchard and vegetable garden. Erection of a two bay oak framed cart lodge, potting shed, tractor store and greenhouse. Installation of new hardwood timber gates with brick piers.	Application 16.02.2016	Permitted on
DC/15/1962	Erection of two storey side extension including integral garage	Application 29.10.2015	Permitted on
DC/11/1170	Non-material amendments to permission Ref DC/10/1620 (two storey rear extension) comprising removal of existing kitchen door and 2 No. side windows and replacement with 1 No. 1200mm x 1200mm window	Application 22.07.2011	Permitted on
DC/10/1620	2-story rear extension	Application 17.09.2010	Permitted on
DC/05/1376	Residential occupation since 1985 in breech of condition 6 of WG/5/49, agricultural occupancy condition (Certificate of Lawful Development - Existing)	Application 19.10.2005	Permitted on
DC/05/0770	Removal of condition (b) of WG/5/49 (The dwelling shall be built as a bona fide dwelling for a member of the agricultural population...and shall not without further permission be occupied by persons other than members of the agricultural population as aforesaid)	Withdrawn Application 26.04.2005	on
WG/5/49	Proposed agricultural workers cottage (From old Planning History)	Application 03.08.1949	Permitted on

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

West Grinstead Parish Neighbourhood Plan (WGPNP) 2019 - 2031:
Chapter 6 – Housing

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:
Parish Council commented no objection.

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 erection of a detached garage, including the provision of an office in the roof space (as approved under DC/18/2538 implemented) at Lancasters Cottage, Littleworth Lane, Partridge Green, West Sussex. Lancasters Cottage is a sizable, detached dwelling on a large plot, set back and screened from the road by vegetation. Lancasters Cottage is located on the rural Littleworth Lane. Lancasters Cottage is neighboured only by Birchfield to the north, with dwellings on Littleworth Lane seperated amply. The dwelling is outside the built up area boundary.

The proposal represents a modification of consent DC/18/2538 (Conversion of existing integral garage into habitable accommodation, erection of a double garage and installation of a glazed juliet balcony to first floor south facing bedroom window) which was approved 28/01/2019. This application seeks to amend the design and scale of the garage from the approved scheme.

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

Policy 28 of the HDPF states that outside the defined built-up area, house extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, garages should be proportionate in scale to the dwelling it serves.

Policy 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.

Chapter 6 of the WGNP aims to protect, enhance and sustain the rural character of West Grinstead and its surrounding environment.

The proposed development is for erection of a detached garage, including the provision of an office in the roof space at Lancasters Cottage. The previous garage approved under DC/18/2538 was a double garage with brickworking that matched the main dwelling and timber cladding. The roof was a catslide, clay tiled roof. It was considered of “appropriate design, form and scale relative to the rural surrounds, with the siting paying sufficient regard to the main dwelling as to avoid appearing isolated. The siting forward of the building line would not result in any harm to the street scene given its modest scale and the existing front boundary treatment. It is noted the site incorporates a number of outbuildings elsewhere within the curtilage, including a car port on the northern side of the hardstanding. The cumulative impact of these buildings is though limited, and they are seen in association with a large dwelling set within a large plot”.

The garage proposed in this application is set slightly further away from the hedging to the east, moving the main garage building from 4.25m away from the hedging to 7m away (excluding staircase). The proposed sees the form of the garage change from a relatively small garage with catslide to a noticeably larger barn style garage with garden room topped with a hipped roof. This sees the height of the garage increase from 4.3m to 6.1m. This is due to a first-floor home office within the roof space, accessed via an external staircase on the east elevation. The form of the garage also increases with its width increasing from 8.4m to 11.8m and its depth from 5.8m to 6.4m. This would represent a sizable increase to the approved application. Though there are outbuildings present on the property, none are of the scale of that of the proposed. Additionally, from the street scene, the garages scale is perceptibly and notably enlarged and whilst sitting further away from the street would still be an enlarged presence on the street compared to that of the approved under DC/18/2538.

The proposed garage has a different usage of materials with the majority of the garage now to be clad in timber compared to that of the approved garage where there was more brickwork in order to be reflective of the dwellinghouse. The ground floor west elevation is largely glass due to the full height windows and French doors. The first floor of the garage on the west elevation also features a Juliet balcony. The south elevation roof includes 3 skylights whilst the majority of the south pitched roof is to

be covered with solar panels. Though the brickwork element of the garage is decreased, the material choice is considered to be appropriate for the context of the building and the local character of the area.

Though the garage sees a notable increase in scale and is no longer reflective of the smaller outbuildings already existent at the property, the design remains reflective of its rural locality and one which would not impact the surrounding character of the area. Though larger, it is considered that the plot could accommodate a garage / outbuilding of this size, and would be proportionate to the overall scale of the host dwelling. On balance, the proposal would not harm the character of the dwelling house nor the surrounding 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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The siting of the garage does not directly neighbour any residential properties thus its location and use would not give rise to any harmful impact by way of overshadowing, overlook or overbearing.

Highways Impact

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.

The Manual For Streets (2007) recommends that garage spaces are 6m x 3m for the use of parking a vehicle. This proposal, though only 5.85m in width would be understood to be able to accommodate two vehicles. It is therefore considered to be compliant in this regard and should be able to accommodate a vehicle. As this proposal increases parking provision, it is satisfactory of the policy.

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.

Other Matters

The proposed garage includes first floor accommodation, which is indicated to be used for storage purposes and / or a home office. The use of the first floor of the garage would remain incidental the main use of the dwelling, thus Officers are satisfied that an adequately worded condition would control the development from falling into an alternative use.

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).

4 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Lancasters Cottage, Littleworth Lane, Partridge Green, West Sussex as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 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/24/0235

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		777/01 REV A	23.02.2024
Elevation & Floor plan	As proposed	JS.124.00	12.02.2024
Supporting Statement	Planning	NONE	12.02.2024

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 18.04.2024

Authorising Officer sign/initial RHERMITAGE Date: 19.04.2024