Horsham District Council

DEVELOPMENT CONTROL REPORT

TO: Development Control Committee North

BY: Head of Development

DATE: 6 June 2006

DEVELOPMENT: Conversion of Coach House to provide one residential unit

SITE: Selehurst, Brighton Road, Lower Beeding

WARD: Nuthurst

APPLICATION: DC/06/0749

APPLICANT: Mr. & Mrs. Prideaux

REASON FOR INCLUSION ON AGENDA : Applicant request to speak

RECOMMENDATION: To refuse planning permission

1. **THE PURPOSE OF THIS REPORT**

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 This application is for the conversion of the Coach house to provide one residential unit. The dwelling would have four bedrooms including one at first floor level. The proposal also includes a conservatory style extension attached to the building around the courtyard. A new chimney stack is also proposed.

DESCRIPTION OF THE SITE

1.2 The application site is located in the countryside on the western side of the A281. The entrance to the site is a shared driveway also serving Selehurst Lodge and Selehurst. Adjoining the main house Selehurst is The Bungalow which occupied by the gardener as ancillary accommodation. The Coach House is located to the north of Selehurst and is a U shaped building around a courtyard. The building is single storey on the eastern and western sides comprising former stables and storage areas, and more recently garaging. The northern element is two storeys comprising a former kitchen/ living area at ground floor level with bedrooms over. The Coach House is brick built with a tiled roof and is partly tile hung.

Contact: Sally Stallan **Extension: 5424**

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990

RELEVANT GOVERNMENT POLICY

2.2 PPS1, PPG3, PPS7, and PPG13.

RELEVANT COUNCIL POLICY

2.3 The relevant policies of the Local Plan are CS1 (countryside protection), CS14 (conversion of agricultural and other rural buildings), CS21 (ancillary accommodation in the countryside), EDC1 (general development criteria), TU1 (travel needs) and TU5 (highway provision).

2.4 The relevant policies of the adopted Structure Plan 2001-2016 are LOC2 (the countryside), NE2 (housing provision), NE8 (rural needs), DEV1 (high quality development), DEV3 (infrastructure requirements), and DEV4 (travel needs and choices).

PLANNING HISTORY

2.5 LB/27/65 – application for a proposed garage and internal alterations was permitted in July 1965.

3. OUTCOME OF CONSULTATIONS

INTERNAL CONSULTATIONS

3.1 The Chief Building Control Officer comments that the building appears structurally sound and suitable for conversion.

OUTSIDE AGENCIES

3.2 The Highway Authority raises no objections to the proposal subject to a TAD contribution of £1463.

3.3 Southern Water raises no objections.

3.4 Lower Beeding Parish Council raises no objections.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the

application. Consideration of human rights is an integral part of the planning assessment set out in Section 6 below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the proposed development would have any adverse impact on crime and disorder.

6. PLANNING ASSESSMENT

6.1 Local Plan policy CS14 relates to the conversion of rural buildings to residential use. However this policy dates from 1997. Since that time the revised Structure Plan 2001-2016 has been adopted and up to date Government Guidance in the form of PPS1, PPG3 and PPS7 has been published. This up to date advice and policy background gives a greater emphasis in favour of the reuse of rural buildings for business rather than residential purposes and emphasize the importance of development complying with the principles of sustainable development.

6.2 It is accepted that the building has in the past been, in part, used for ancillary accommodation for grooms in relation to the main house and that the Structural Engineers report submitted with the application indicates that the building could be converted without major structural repair. However a separate independent dwelling within its own curtilage in this countryside location, away from schools, shops and other facilities is considered unsustainable, and is likely to result in dependence on the private car with limited opportunities to utilize alternative modes of transport and for this reason the proposal is considered unacceptable. It is noted that the building is proposed to be occupied by the applicant's daughter and family, nevertheless the independent nature of the building and the creation of a separate planning unit preclude the development being ancillary accommodation. An Inspector in respect of a recent appeal decision for the erection of a new dwelling at the South Lodge Hotel confirmed that the proposal would not be in a sustainable location.

6.3 Moreover, the proposal would be contrary to policy CS14, Conversion of Rural Buildings, as an extension to the building is proposed suggesting that the use can not be accommodated within the existing buildings.

6.4 The applicant has expressed willingness to enter into a legal agreement to secure contributions. This agreement has not been entered into yet and as the application is recommended for refusal a reason relating to this matter is included.

7. RECOMMENDATIONS

7.1 It is therefore recommended that planning permission is refused on the following grounds:

01. The site lies in an unsustainable location and will result in a development heavily dependant on the private car, with limited opportunity to utilize alternative modes of transport. The development would thereby be contrary to the aims of

PPS1, PPG3, PPS7 and PPG13 and contrary to policy DEV4 of the West Sussex Structure Plan 2001-2016.

02. The proposed development makes no provision for contributions towards improvements to transport and community facilities infrastructure and is thereby contrary to policies G4 and TU5 of the Horsham District Local Plan 1997 and policy DEV3 of the West Sussex Structure Plan 2001-2016 as it has not been demonstrated how infrastructure needs would be met.

03. The proposal for the conversion of the existing coach house would require an extension to the existing building contrary to the criteria set out in policy CS14 of the Horsham District Local Plan 1997 which requires that the use be accommodated within the existing building.

Background Papers: DC/06/0749

Contact Officer: Sally Stallan