Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1364
26 Weston Avenue, Broadbridge Heath, West Sussex, RH12 3XE

DESCRIPTION:

Conversion of existing garage into habitable space and erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

DC/22/0852	Erection of a single storey rear extension.	Application Permitted on 27.06.2022
DC/24/0306	Conversion of existing garage into habitable space and erection of a single storey side extension	Application Refused on 23.04.2024

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking

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.

WSCC Highways: Initial response:-

The site is located on Weston Avenue, an unadopted road – as such, these comments should be considered as advice only.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application DC/24/0306, of which no highway safety concerns were raised. The Local Planning Authority (LPA) refused the application, citing the loss of parking as a reason.

For the current submission, the existing garage is to be converted to habitable space and driveway reduced in depth. The plans demonstrate the retention of two off-street car parking spaces. I would note that the space to be retained is not large enough to accommodate two car parking spaces of 2.4m x 4.8m, with the depth of driveway shown to be approximately 9.2m. For the two car parking spaces to be considered for parking provision, the depth would need to be lengthened to at least 9.6m, to meet Manual for Streets (MfS) specifications. This is to ensure that modern sized cars can be parked off-street without overhanging on to the footway. I can appreciate that the driveway as proposed could accommodate two smaller sized cars, but the LPA may wish to consider the suitability of the dimensions shown.

The potential displacement of 1-2 cars would have to be accommodated on-street. Whilst this would not be anticipated to give rise to a highway safety concern or parking capacity issue in this location, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.
In summary, 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.

WSCC Highways: Subsequent response based on amended plans submitted on 4 November 2024:-

WSCC in its role as Local Highway Authority (LHA) has been consulted on the above application, following the applicant's submission of amended plans. The LHA previously provided consultation advice for this application, dated 23/09/2024, raising no safety concerns but advising that the existing driveway was of insufficient depth to accommodate two off-street car parking spaces.

The amended plans demonstrate a revised setback distance of the proposed front wall, allowing for a driveway depth of approximately 9.6m and consequently, suitable space for two off-street car parking spaces. The amended design would therefore now be considered sufficient to accommodate the proposed off-street car parking provision as shown in the plans.

In summary, 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.

Parish Comments:

Initial response:-
Neither supporting nor objecting originally submitted proposal with concerns regarding the risk of such proposed development putting greater pressure on on-street parking.

Subsequent response:-
No response

Representations:

Comment received based on originally submitted plans from the Solomons Seal (Horsham) Management Company with the following concerns:

- Highway access
- Bin storage
- Parking

- Contractual agreements between Bellway Homes and the applicant

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

Character and Appearance

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.

The proposal is for the conversion of existing garage into habitable space and erection of a single storey side extension at 26 Weston Avenue, Broadbridge Heath, RH12 3XE. The dwellinghouse is now a four-bedroom property according to existing plans. An additional bedroom on the ground floor would be created replacing the current living room and increasing the overall bedrooms to five, and the living room would be relocated to the proposed side extension and existing garage.

The proposed side extension would be of a similar height and design to the existing garage. Apart from a side extension taking up parts of the existing driveway forward of the existing garage, the footprint of other parts of the existing garage would not be altered. This is considered sympathetic to the character and appearance of the existing dwelling and the proposed development is of a modest scale.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which 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.

The only additions to building footprint in the proposal is the side extension connecting the current dwelling to the existing garage. Its proposed location between the garage and the driveway would not cause any unacceptable harm to neighbouring amenity, and there would not be any overbearing impact to adjoining properties.

The proposed installation of bi-fold doors to the western elevation of the existing garage would also pose no change to overlooking as it is single storey and would be well screened from adjacent properties by existing fencing.

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.

Parking

Policy 41 of the HDPF seeks to secure adequate parking provisions in development 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.

Previous planning application DC/24/0306 was refused on the grounds of loss of parking from a garage and two off-street parking spaces to one. In originally submitted plans in this application, the proposed length of the driveway increased but was still under the length of two standard parking spaces. However, the issue was now addressed in amended plans submitted on 4 November 2024 through the reduction of the side extension, making space for two standard parking spaces. This is considered to be in accordance with Policy 41 of the HDPF.

Other Matters

Comment has been received from Solomons Seal (Horsham) Management Company with concerns over a potential contractual agreement in place between Bellway Homes and the applicant over bin storage and alterations to dwellings. However, legal agreements between applicants and housing developers does not affect the outcome of this planning application. It is noted that no comment from any management company was received in the previously refused application DC/24/0306.

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 186 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.

Plans list for: DC/24/1364
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed roof	PSD/2022/244 A02 P2	04.11.2024
Elevation & Floor plan	Existing roof	PSD/2022/244 A01 P1	09.09.2024
Location & Block plan		PSD/2022/244 A03 P2	04.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 22.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 27.11.2024