DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/15/2447
Elenge Plat, Grouse Road, Colgate, Horsham, West Sussex, RH13 6HT

DESCRIPTION:

Conversion of buildings to three bedroom dwelling and construction of glazed link. Partial demolition of piggery and demolition of store building.

DETAILED DESCRIPTION:

The application seeks consent for conversion of the existing buildings to create a three-bed self-contained dwellinghouse with associated curtilage. The form and footprint of the existing store and workshop buildings would be retained, with a narrow extension proposed to provide an internal link and new window and door openings within the existing elevations. The existing piggery would be partly demolished, with walls retained (but reduced in height) to create a courtyard arrangement and means of enclosure to the proposed residential curtilage. The submitted plans do not include any alterations to the extent of hardstanding on the site, which would be retained to provide on-site parking.

SITE AND SURROUNDINGS:

The application site is located to the south-east of Grouse Road, outside of any defined built-up area boundary, in a rural location surrounded by open countryside. Elenge Plat is a substantial detached property set in extensive grounds, and is adjoining, within the same curtilage, by the 'chauffeur's dwelling', a detached two-storey building (with hipped roof) with an adjoining single-storey workshop element. The application relates to a cluster of three single-storey detached buildings, comprising a store, piggery and workshop building. The buildings vary in scale but comprise gabled roofs with minimal window and door openings.

Grouse Road is marked by open fields interspersed with areas of woodland and a small number of individual properties set in their own spacious grounds. The site and surrounding area lie within the High Weald AONB. Views from Grouse Road to the attractive countryside on either side generally range from open views to more glimpsed views though trees and hedges, although there are some points where views beyond the road edge are restricted.

RELEVANT PLANNING HISTORY:

There is an extensive planning history on the site, including the ereotion of a replacement dwelling for the existing 'chauffeur's dwelling' (most recently permission ref: DC/16/0947).

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework:
NPPF4 - Promoting sustainable transport
NPPF6 - Delivering a wide choice of high quality homes
NPPF7 - Requiring good design
NPPF14 - Presumption in favour of sustainable development

Horsham District Planning Framework (HDPF 2015)
HDPF1 - Strategic Policy: Sustainable Development
HDPF3 - Strategic Policy: Development Hierarchy
HDPF4 - Strategic Policy: Settlement Expansion
HDPF10 - Rural Economic Development

HDPF15 - Strategic Policy: Housing Provision
HDPF24 - Strategic Policy: Environmental Protection
HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
HDPF26 - Strategic Policy: Countryside Protection
HDPF30 - Protected Landscapes
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF40 - Sustainable Transport
HDPF41 - Parking

Neighbourhood Plan
There is no neighbourhood plan for the Colgate Parish.

REPRESENTATIONS AND CONSULTATION RESPONSES:

Consultations:

County Council - Highways, consulted on the 9 November 2015. Their comments dated 30 November 2015 can be summarised as follows: No objection.

Southern Water, consulted on the 9 November 2015. Their comments dated 1 December 2015 can be summarised as follows: There is no public foul and surface water sewers in the area to serve the development. The applicant is advised to examine alternative means of disposal.

Public Health And Licensing (Env. Health), consulted on the 9 November 2015. Their comments dated 23 November 2015 can be summarised as follows: The proposed development is within the site to an existing agricultural location and an adequate assessment of exposure to noise or odour for future residents has not been made.

The application identifies that the site has a history of industrial as well as agricultural use and proposes to introduce residential receptors onto this land. Whilst the application does not specify that there is no amenity space intended this has not been verified. Paragraph 122 of the NPPF clearly states that planning decisions should be based on adequate site investigation information, prepared by a competent person, which demonstrates suitability for use. (*N.B. A contamination report has been submitted in response to this comment*).

Parish Council Consultation, consulted on the 9 November 2015. Their comments dated 26 November 2015 can be summarised as follows: No objection, but request consideration on the cumulative impact of development at the site, presence of main sewers and impacts of historical (c.2008) applications at the site.

Representations:

There were no letters of representation.

PUBLICITY:

Advertisement
The nature of the proposal did not require the application be the subject of press advertisement.

Site Notice
The nature of the proposal did not require a site notice to be posted.

MEMBER COMMENTS:

None received.

HUMAN RIGHTS:

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 below.

MAIN ISSUES:

The main issues are the principle of the development in the location and the effect of the development on:

- The visual amenities of the site and surrounding area, which includes the High Weald AONB
- The amenities of the occupiers of adjoining properties
- The existing parking and traffic conditions in the area
- The quality of the resulting residential environment for future occupiers

PLANNING ASSESSMENT:

Principle

Policies 3 and 4 of the HDPF state that development will be permitted in existing settlements which have defined built-up areas, and outside built-up areas expansion of settlements will be permitted where, amongst other criteria, a site has been allocated in a local plan or neighbourhood plan. Policy 26 states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development, and that any proposal must be essential to its countryside location. The HDPF does not though contain any specific policies for the conversion of existing buildings within the countryside to dwellings.

Paragraph 55 of the NPPF states that new isolated homes in the countryside should be avoided unless there are special circumstances, such as where a development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; this is considered to form the most relevant policy context for a proposal of this type.

Character and appearance

The site benefits from services and is part of a cluster of existing residential properties and the proposal would make use of existing buildings with minimal extension and alteration. The site is not readily seen in short or long views from Grouse Road or the surrounding area and, given the low-key nature of the link section, the impact of the proposed extension and alterations would be minimal. The form, scale and character of the existing buildings would be largely retained by the proposal, with the use of repointed brickwork and white render (over the existing concrete finish) emphasising the different components of the building and development phases of the site.

As existing the site is disused and the current condition of the buildings detracts from the immediate surroundings. The re-use of the buildings would enhance the appearance of the site, and the proposed curtilage reflects the existing land divisions in the vicinity of the site. The resulting dwelling, and associated curtilage, would not be readily visible in public views, due to the presence of adjoining vegetation and planting, and when seen would be viewed in conjunction with the existing curtilage of Elenge Plat. As such the proposal would not harm the natural beauty of the High Weald AONB.

It is therefore considered, for the reasons outlined above, that the proposed change of use and associated external alterations would comply with the NPPF.

Impact on neighbouring amenity

The proposal relates to the conversion of existing buildings, with the external alterations of a scale and nature. It is considered that normal domestic use of the dwelling would not be expected to lead to harmful levels of noise or disturbance, with neighbouring properties a considerable distance from the site.

Traffic impacts

The proposed dwelling would be accessed via an existing crossover and hardstanding, which serves the existing properties on the Elenge Plat site. While it is acknowledged that the future occupants would be reliant on the car, as is the case with adjoining properties, the Highway Authority has advised that the scale of the proposal would be unlikely to have an impact on adjoining highways and no safety concerns have been identified. The proposal is therefore considered acceptable with regards the impact on highways, with conditions recommended in relation to the provision of parking and turning space.

Other considerations

The Environmental Health Team raised concerns relating to the potential impact of agricultural uses on amenity for future occupants of the dwelling. While the site is within a countryside location there are no immediately adjoining intensive agricultural uses taking place which could lead to odour or noise nuisance. As such no further assessment is considered necessary in this regard.

The applicant has submitted an appropriate report which outlines historic uses and concludes that the site poses a low risk with no further investigation necessary. The submitted plans indicate that the existing hardstanding and floor slab would be retained as part of the conversion works and new no soft landscaping is proposed or required as part of the proposal. On this basis no further details are considered necessary, and any residual concern relating to contamination can be addressed through condition.

Recommendation: Application Permitted

Conditions:

2 The development hereby permitted shall be begun 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 The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015).

4 The development hereby permitted shall not be occupied until the vehicle parking area shown on the approved plan has been fully implemented and made available for use. The vehicle parking area shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy 40 of the Horsham District Planning Framework (2015).

5 No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the site and surrounding area and for this reason would wish to control any future development to comply with policies 26 and 33 of the Horsham District Planning Framework (2015).

6 No development shall commence until a scheme for the provision of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory means of foul and surface water disposal and to comply with policy 38 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

No

Plans list for: DC/15/2447
(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
Location & Site plan		EP-GR15-OS	30.10.2015
Details plan	Existing elevations and floor	EP-GR15-O1	30.10.2015
Details plan	Proposed elevations and floor	EP-GR15-O2	30.10.2015

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial [redacted] Date: 07/10/16

Authorising Officer sign/initial [redacted] Date: 7.10.16