Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/18/0249
Beacon Hill Croft, Tower Road, Colgate, Horsham, West Sussex, RH12 4SX

DESCRIPTION:
Conversion and extension of existing outbuildings into a three-bedroom single storey dwelling. Demolition of remaining buildings with retention of one shed.

RELEVANT PLANNING HISTORY:

CG/5/92	Change of redundant farm buildings to cattery Site: Beacon Hill Croft Tower Rd Colgate	Application Permitted on 06.05.1992
CG/10/93	Change of use of farm building & adjoining land to facilities for van hire business	Application Refused on 07.06.1993
CG/12/94	Use of land for the stationing of an oil filling tank and storage of plant and machinery	Application Permitted on 27.07.1994
DC/14/1654	Demolition of existing cattery buildings and other farm buildings, expunge outside storage use of plant and machinery and the erection of one detached chalet style dwelling with integral garaging	Application Refused on 07.11.2014

SITE AND SURROUNDS
The application site is located within a countryside location which forms part of the High Weald Area of Outstanding Natural Beauty (AONB). The application site is located approximately 700m from Colgate, with a gated access to the property from Tower Road, a C class road linking the A264 and Forest Road, which both link Horsham and Crawley. The site also has a separate independent gated access which has been used to access the cattery and the lawful use that has been operating from the site involving plant and machinery storage.

The site lies immediately to the south of Beacon Hill Croft and extends to approximately 0.3 hectares. The site is made up of a number of old agricultural buildings, mainly single storey in height, and an open yard area. The site is well screened from public view by mature hedging, shrubs and trees.

DETAILED DESCRIPTION
The application seeks the conversion of two buildings to form a single storey three bedroom dwelling. A small extension is proposed to link the two buildings together along with the small single storey extension to the western elevation. The application proposals include the demolition of the remaining agricultural / cattery buildings and the retention of a small store building located to the east of the building complex. The proposal includes two roof lights to the bathroom areas and solar PV panels.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)
Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion

Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:
Colgate Parish has not been designated as a Neighbourhood Development Plan Area

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
INTERNAL CONSULTATIONS
HDC Environmental Health: No objection subject to conditions

OUTSIDE AGENCIES
WSCC Highways: No Objection

Southern Water: No objection

Representations:
None received

Parish Comments:
No objection.

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.

PLANNING ASSESSMENT

Principle
HDPF Policy 3 and 4 advises that development will be permitted within towns and villages 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. HDPF 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 contain any specific policies relating to the conversion of rural buildings to dwelling houses within the countryside and therefore remains silent on this.

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; paragraph 55 of the NPPF is

considered to provide the most relevant policy context for the application proposals currently under consideration.

As part of preceding applications on the site no issues have been raised in respect of the loss of the existing use(s) on the site. Since these applications while the policy framework has changed there have been no changes to the condition or nature of the site which appears disused and in poor condition. For these reasons no objection relating to the change of use is raised.

It is noted that an earlier application was refused and dismissed at appeal as the site was considered isolated with limited accessibility, with the proposed building taller than the existing, clearly residential in appearance with an extensive garden(ref: DC/14/1654). Since this decision the HDPF has been adopted and case law on the meaning of 'isolated' has evolved. In addition the current application proposes to largely retain and adapt the existing development on the site, rather than erect a replacement dwelling. As a result of these factors the application site is not considered to be truly isolated, being in close proximity to surrounding existing residential development, and would largely utilise existing built form. While future occupants would be reliant on the private car the site is reasonable accessible, with bus routes approximately 200 metres to the south (albeit with pedestrian routes poorly defined) and Faygate railway station a possibility to the north. It is therefore considered that subject to detailed considerations the location would potentially be appropriate for a residential conversion.

Design and Appearance:
The application proposals include the conversion of two of the existing single storey agricultural / cattery buildings which have the benefit of existing services. The two buildings would be linked by a single storey extension with the addition of an extension to the west elevation. A new pitched roof would be added. The existing vacant buildings would be brought back into use with some minimal extensions and alteration involving the connection of the former cattery building (for use as bedrooms) and the store (converted to a kitchen / living room) central linking extension with the addition of an extension to the west elevation with dimensions of approximately 3.8m (D) x 5.34m (W) x 4.8m (H).

The proposed residential accommodation would largely be contained within the existing footprint and scale of the existing buildings and its original character essentially maintained. The resulting building would be partially cladded.

In their current form the existing redundant agricultural / cattery buildings are considered to detract from the immediate surroundings. The conversion of the disused buildings would bring the buildings back into use and would lead to enhancement of the immediate setting, and the appearance of the site. The sub division and resulting plot size of the site is considered satisfactory within the locality. The buildings are set well back from the road frontage and therefore there are limited views from the public highway as the site is well screened by existing vegetation and trees. Any views of the site would be seen in context of the existing curtilage of Beacon Hill Croft and it is therefore considered that the proposals would not harm the natural beauty of the High Weald Area of Outstanding Natural Beauty.

It is therefore considered that the visual impact would accord with policies 25, 30, 32 and 33 of the HDPF.

Impact on neighbouring amenity:
It is considered that the nature of the proposed use as a domestic dwelling would not lead to levels of noise or disturbance above that normally expected for residential use. There is good separation distance between Beacon Hill Croft and the application buildings, and other sporadic properties within the locality.

Highways Impacts:
The proposed dwelling would be accessed via an independent access off of Tower Hill, previously used for access to the cattery. Whilst occupiers of the proposed dwelling would be reliant on a car, the level of journeys made would be less than those previously associated with the business use of the site. Additionally, The Highways Authority have advised that they have no objections given the scale of the proposals which would be unlikely to result in any adverse impact on adjoining highways. No safety

concerns have been raised. The proposal is therefore considered to be acceptable in highways terms subject to the imposition of conditions relating to parking and cycling provision.

Other Matters:
Environmental Health have been consulted and any residual concerns could be addressed through the imposition of appropriate conditions. There are no immediately adjoining intensive agricultural uses taking place which could lead to odour or noise nuisance for future occupants.

COMMUNITY INFRASTRUCTURE LEVY (CIL)
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	187.1	0	187.1
		Total Gain	**187.1**
		Total Demolition	**167.2**

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Conclusions and Planning Balance:
The proposals are considered acceptable and in accordance with HDPF 33 Development Principles and in accordance with the overarching policies within the National Planning Policy Framework 2012 and paragraph 55.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: 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 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that dwelling (or use) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, a plan showing the layout of the proposed development and the provision of car parking spaces (including garages) for vehicles shall be submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10 **Post Occupation Condition**: Upon the occupation of the dwellinghouse hereby permitted the existing buildings indicated by the hatched lines on plan FE01 C shall cease to be used for any purpose whatsoever and within a period of 2 months thereafter such existing buildings shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, E, and F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to character of the site and surrounding area in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at:-

www.planningportal.co.uk/planning/applications/paperforms

The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk .

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and

approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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/18/0249

(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
Floor plan	EXISTING	EX02 A	08.02.2018
Elevation plan	EXISTING	EX03	08.02.2018
Elevation plan	EXISTING	EX04	08.02.2018
Location & Details plan	Block and Floor as proposed	FE01 REV D	13.02.2018
Site plan	Existing	EX01	02.02.2018
Details plan	Existing General Arrangement	EX02	02.02.2018
Elevation plan	Proposed	FE02 REV B	02.02.2018
Supporting Statement	Environmental	NONE	02.02.2018
Design & Access Statement		NONE	02.02.2018
Supporting Statement	Sustainability	NONE	02.02.2018

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 04/04/18

Authorising Officer sign/initial Guy Everest Date: 11.04.2018