Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0161
The Comptons, Parbrook, Billingshurst, West Sussex, RH14 9ET

DESCRIPTION:

Erection of 3 bay garage to front of property

RELEVANT PLANNING HISTORY:

DC/14/0379	Two storey extension to the rear of the dwelling and the removal and replacement of the existing porch to the front of the dwelling	Application 25.04.2014	Permitted on
BL/94/95	First floor extension Site: The Comptons, Parbrook, Billingshurst	Application 10.10.1995	Permitted on
BL/72/86	Erection of an extension to dwelling, car port and replacement garage (From old Planning History)	Application 20.08.1986	Permitted on
BL/140/72	Erection of lean-to greenhouse Comment: And b.regs (From old Planning History)	Application 08.12.1972	Permitted on
BL/1/74	Additional bedroom in roof space Comment: And b.regs (From old Planning History)	Application 11.02.1974	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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 41- Parking

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 1 - Billingshurst Built-Up Area Boundary
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure
REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Southern Water: Comment

The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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: Objection

Objects to this application on the grounds of overdevelopment. Councillors felt that the proposed garage is too large and overbearing for the location. They were also concerned that there appears to be extensive hard landscaping in the proposal which is a potential problem for water run-off. Councillors feel that a permeable surface should be required.

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

The application site, The Comptons, is located to the northwest of Parbrook, Stane Street, within the Billingshurst built-up area boundary. The dwelling is a detached two storey building set well back from the front boundary within a rectangular plot located centrally within the plot, and has been extended to the rear. Boundary treatment to the front and front sides consists of mature high hedging and vegetation providing screening of the front amenity area from views from the highway. An existing entrance driveway from the highway between the hedging provides access into the front curtilage, the driveway bends across the front of the dwelling.

This part of Parbrook, Stane Street is characterised by detached dwellings of varying form and pattern both single-storey and two-storey. It is noted that the adjacent neighbouring property to the southwest, Albury, contains a detached single bay garage building in the front curtilage adjacent to the southern boundary of the application site, permitted under BL/139/94 measuring 3.35m width, 5.5m depth, pitched roof on all sides to ridge height 4m (2.2m eaves height).

Planning permission is sought for the erection of a timber clad 3 bay garage within the front curtilage of the property. The garage to measure 8.8m width, 5.6m depth. With a tiled pitched roof which is side gabled, 4.3m ridge height, 2.2m eaves height. 10 solar panels to the southwest facing roof slope.

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.

Policy Bill 2 of the Billingshurst Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and should incorporate features as appropriate to their scale and nature into the overall design of the development.

The proposed 3 bay detached garage building would be adjacent to the front north side boundary and would be larger in width and height than the garage building located within the front curtilage of the neighbouring property, Albury, to the south. There is evidence of examples of garage buildings within the front curtilage in Parbrook. It is noted there is mature high hedging and vegetation providing screening of the front amenity area.

The proposed building would be located to the front of the host property, where the proposed garage would be oriented at 90 degrees to the public highway. While the proposal would be visible from the public highway, it is recognised that there is a detached outbuilding located to the frontage of the neighbouring property, where the principle of such development has been established. The proposed garage would be set back from the public highway, with the existing vegetation offering some visual mitigation to reduce the prominence of the development.

It is recognised that the Parish Council have objected to the proposed development on the grounds of overdevelopment. It is however considered that sufficient space would be maintained to the frontage, and given the size of the front garden and the siting/orientation of the garage, it is not considered that the proposed 3 bay garage building would be too large for the front amenity area nor represent over development which would overtly interrupt the pattern of development in this part of Parbrook.

The proposed garage building is not considered of a size and massing that would impact the build characteristics of the host dwelling. It is not considered that the proposal would appear out of character to the area nor would result in harm to the visual amenities of the street scene. 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. It is noted that no neighbouring representations of objection have been received.

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.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling known as The Comptons, Parbrook and shall not be used as independent accommodation or for commercial purposes.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The Applicant is advised to liaise with Southern Water regarding the location of an existing foul sewer within the development site. The exact position of the public asset should be determined on site in consultation with Southern Water before development commences.

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/24/0161
(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	Site & Location Plans	103/2024/1	29.01.2024
Site plan	Proposed Site Plan	103/2024/2 rb	29.01.2024

Elevation & Floor plan	Proposed Floor Plan & Elevations	103/2024/3 rb	29.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.03.2024

Authorising Officer sign/initial Tamara Dale Date: 25.03.2024