DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1714
76 Carter Drive, Broadbridge Heath, West Sussex, RH12 3GZ

DESCRIPTION:
Conversion of garage into habitable accommodation to form part kitchen and part study room with the installation of two rooflights.

RELEVANT PLANNING HISTORY:
None

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Broadbridge Heath neighbourhood planning:
Broadbridge Heath has not been designated as a Neighbourhood Plan area.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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:

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.

West Sussex County Council Highways:
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:
Raised no objection, but comments were raised on loss of parking and suggestion of a drawing to show that the LPA guidelines on number of vehicles is met without the garage. Agent provided amended plan showing parking arrangements.

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 has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the HDPF seek 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.

There are minimal changes on the outside of the property, with the exception of roof lights. The proposed materials are to match those of the existing. The roof lights are to be white UPVC.

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.

It is considered that the changes proposed to the existing garage/study and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments 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.

The dwelling is a detached two-storey 3-bedroom property. The existing parking arrangement comprises one parking space contained within the existing garage and one space in front of the garage. Officers note that another space has been installed to the southern elevation of the dwelling, therefore increasing off-road parking to 2. The site is located on Carter Drive, an unclassified road that is not subject of parking restrictions (double yellow lines and/or resident parking permits).

The application site is subject of condition 26 of planning approval DC/12/2202 which states:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 (or any order amending or revoking and re-enacting that Order with or without modification), all garages hereby approved shall be retained for the parking of vehicles and retained as such thereafter.

Reason: In the interests of highway safety and convenience for all highway users in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007)."

This condition emphasises the importance of retaining garage for the parking of vehicles, with the reason outlining that the condition is in the interest of highway safety. The proposed part conversion of would reduce the garage to a size which would not be able to accommodate a car, resulting in a loss of one parking space.

Broadbridge Heath falls into Parking Behaviour Zone 2 of the WSCC Parking Demand Calculator. The West Sussex County Council Guidance on Parking at New Developments (September 2020) states that expected levels of parking demand in residential development should be determined, where appropriate, taking account of: location (parking behaviour zone), dwelling size (rooms), parking provision (allocated or unallocated), and arrangements for control/enforcement (charges, etc). Calculation of expected levels of parking demand should normally be based on local or comparable data taking account of forecast changes in demand for the local plan period.

Table 2 within the West Sussex County Council Guidance on Parking at New Developments (September 2020) indicates that a 3-bed dwelling within Parking Behaviour Zone 2 would be anticipated to provide 2.1 off-road parking spaces.

The subject dwelling currently provides 1 garage space and 2 parking spaces in front of the garage. The loss of the garage space would result in only 1 off-street parking space being provided, which would still meet the parking demand of the dwelling.

Officers further note an appeal at a neighbouring property (No. 40 Carter Drive) which was dismissed at appeal on 09 October 2023 (DC/23/0652). The application was refused by the Council on the grounds of an adverse loss of parking. The Inspector upheld the decision, noting *'(12) On balance I consider, notwithstanding the unrestricted on-street parking locally, that given the circumstances in this case, the reduction in off-street parking provision at the appeal site would not be secured elsewhere. In turn this would be likely to result in inconvenience to other highway users, and while not an unacceptable impact, it would have some impact on highway safety.'* Whilst the present application proposes a similar loss in parking provision, as above, a further space has been installed on the property to

overcome this loss which pre-dates the submission of this planning application. WSCC Highways comments are further noted, which states that the garage would not likely have been used for parking given the size of the garage, and that this would result in one parking space being provided- this was receive prior to the confirmation that an additional space had been installed. On this basis, the loss of the garage for parking would not adversely impact on the parking arrangement on the site and thus would not result in adverse highway harm, which thus presents a dissimilar scenario to DC/23/0652. Accordingly, the proposed arrangement is considered to accord with the parking standards and would thus be in accordance with Policy 41 of the HDPF.

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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 proposed plans and application form.

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/24/1714

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan		PL-LA002 REV A	13.11.2024
Elevation & Floor plan	Existing and Proposed and Roof	PL-LA003	04.11.2024
Location plan		PL-LA001 REV A	13.11.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 06/01/2025

Authorising Officer sign/initial RHERMITAGE Date: 27.01.2025