Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0025
Rosewood Barn, Two Mile Ash Road, Barns Green, West Sussex, RH13 0PF

DESCRIPTION:

Erection of detached garage/car port and log store

RELEVANT PLANNING HISTORY:

DC/21/2323	Conversion of barn to form a three bedroom dwellinghouse.	Application Permitted on 17.03.2023
DC/23/2166	Non Material Amendment to previously approved application DC/21/2323 (Conversion of barn to form a three bedroom dwellinghouse) for minor changes to fenestration and proposed internal layout and the installation of flue to northern roof slope	Application Permitted on 11.12.2023

SITE AND SURROUNDS

The application site gained full planning permission to convert a Sussex vernacular barn into a 3 bedroom dwelling in March 2023 (ref. DC21/2323). The application site is located to the south of Two Mile Ash Road, outside of any defined built-up area boundary and is therefore within a countryside location in policy terms.

The site is located in a clearing surrounded by woodland and comprises a Sussex vernacular barn conversion to dwellinghouse. Access is from the south-east corner of the site, via a driveway permitted under DC/21/2323 leading to a parking/turning area to the south and east of the barn conversion dwelling.

The wider surroundings are characterised by agricultural fields and woodland, with sporadic residential and commercial building located to the north, east and west. The defined built-up area boundary of Barns Green is located 0.9km to the west, and the defined built-up area boundary of Southwater is 1.3km to the east.

DETAILED DESCRIPTION

Planning permission is sought for the construction of a detached garage building comprising a single enclosed garage, and a two-bay car port, and a covered log store. Depth 5.486 metres, overall width including logstore 10.68 metres. Max ridge height approximately 4.8 metres. The proposed garage building is with a pitched roof with half-hipped ends to reflect Rosewood Barn. The proposed materials comprise horizontal softwood timber feather edge cladding to the elevations. Four course double skin dwarf wall from local stock bricks to match existing dwelling. A visible timber frame to the carport section, and a clay tiled roof to match the main dwelling.

The building is to be situated to the southeast of the converted barn, facing northwest towards the barn and the approved area of hardstanding.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Southwater Neighbourhood Plan:
SNP1- Core Principles
SNP2- Proposals for Residential Development
SNP9- Home Standards
SNP10- Residential Space Standards
SNP14- Adequate Provision of Car Parking
SNP16- Design
SNP17- Site Levels
SNP18- A Treed Landscape

Southwater Parish Design Statement

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 Arboriculture: No Objection

The belt of trees and scrub adjacent to the road was supplemented by additional mixed native tree planting circa 20 years ago. The young trees in this plantation increased the buffer of woodland to the road upto circa 10m from the barn subject of proposed conversion.

In order to provide space for the garage as proposed, a number of the trees in the plantation have been felled to increase space for the footprint and associated access and circulation.

A reasonable depth of tree planting remains as a buffer from new residential development to the main road.

OUTSIDE AGENCIES

WSCC Highways: No Objection

The site is located off Two Mile Ash Road, a C-classified road subject to national speed limit in this location.

The proposed garage/car port will serve the dwelling consented under application DC/21/2323. The proposed building will comprise a single-bay garage and double-bay car port. Whilst the car port bays meet Manual for Streets (MfS) specifications for car ports of 2.4m x 4.8m each, the garage bay does not meet MfS specifications for single-bay garages of 3m x 6m. Therefore, the LHA advises the applicant to enlarge the garage to MfS specifications, to ensure a modern sized car can be accommodated inside.

Notwithstanding the above, the proposed driveway and car port are suitable to accommodate the anticipated parking demand that the consented dwelling will generate. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

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.

NatureSpace (Great Crested Newt) Consultant: No Objection, advisory provided.

Parish Comments:

No Objection

Representations:

One representation has been received from a nearby property in support of the application.

Member Comments:

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

Design and Appearance:

Policy 28 of the Horsham District Planning Framework (HDPF) relates to extensions and redevelopment of dwellings in the countryside, stating that:

"*Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:*

3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and

4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported."

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.

The site is outside a built up area boundary but with sporadic residential properties present in the area. The position of the proposed garage outbuilding would be adjacent to the approved parking area. The proposed garage would be single storey, with a pitched roof and an overall height of less than 4.8m, using traditional materials and design. The provision of such a garage outbuilding within the curtilage would not be unusual viewed in context with the main dwelling and previous permissions and garage outbuildings in the area. In the context of the street scene, the proposed building and its siting would not be readily visible from the street due to separation distance and woodland buffer between the site and the highway.

The siting of the proposed garage/outbuilding would not appear as a prominent addition in the street scene and when read in the context of the dwellings in the immediate area. The proposed garage would sufficiently reflect the build pattern of the street scene and would represent a subservient building relating to the main dwelling in this setting and using appropriate materials and traditional design. It is therefore considered to be appropriate to the character and appearance of the existing dwelling and would not harm the character and 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.

Trees:

The belt of trees and scrub adjacent to the highway was supplemented by additional mixed native tree planting circa 20 years ago. The young trees in this plantation increased the buffer of woodland to the highway up to circa 10m from the barn subject of proposed conversion. In order to provide space for the garage as proposed, a number of the trees in the plantation have been felled to increase space for the footprint and associated access and circulation. A reasonable depth of tree planting remains as a buffer from new residential development to the main road.

The application has been consulted with the HDC Arboriculture Team and there are considered to be no arboricultural concerns. The area of proposed development has recently been cleared of young trees to enable erection of the structure without direct impacts on the remaining edge trees that provide screening to the road.

Amenity Impacts:

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 building and the separation distances from any neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

This application seeks the erection of a detached garage/car port and log store. The site is located off Two Mile Ash Road, a C-classified road subject to national speed limit in this location. No alterations are proposed to the access arrangements.

The proposed garage/car port will serve the dwelling consented under application DC/21/2323. The proposed building will comprise a single-bay garage and double-bay car port. Whilst the car port bays meet Manual for Streets (MfS) specifications for car ports of 2.4m x 4.8m each, the garage bay does

not meet MfS specifications for single-bay garages of 3m x 6m. Notwithstanding this, the proposed driveway and car port are suitable to accommodate the anticipated parking demand that the consented dwelling will generate. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

Following consultation with WSCC Highways, it is not considered that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. The proposal would therefore accord with the above policies.

Water Neutrality:

The proposed garage building will be used for the storage of vehicles and garden machinery and equipment and will not comprise any form of living accommodation. No water will be connected to the proposed building. 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.

Other Matters:

The application site is in a red Impact Risk Zone for Great Crested Newts as modelled by district licence mapping. Following consultation with the Council's newt advisors (NatureSpace) it is considered that the proposed development would present a low risk to great crested newts and/or their habitats.

Conclusions:

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 all new external walls, windows and roofs 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 building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling permitted under DC/21/2323 and shall not be used as a separate unit of 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 reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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/24/0025

(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 plan	Site Location Plan	1304/101	08.01.2024
Block plan	Block Plan	1304/100	08.01.2024
Site plan	Proposed Site Layout	1304/102	08.01.2024
Elevation plan	Proposed Elevations	2023-74-01	08.01.2024
Floor plan	Proposed Floor & Roof Plan	2023-74-02	08.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 26.02.2024

Authorising Officer sign/initial Tamara Dale Date: 04.03.2024