

MID SUSSEX DISTRICT COUNCIL

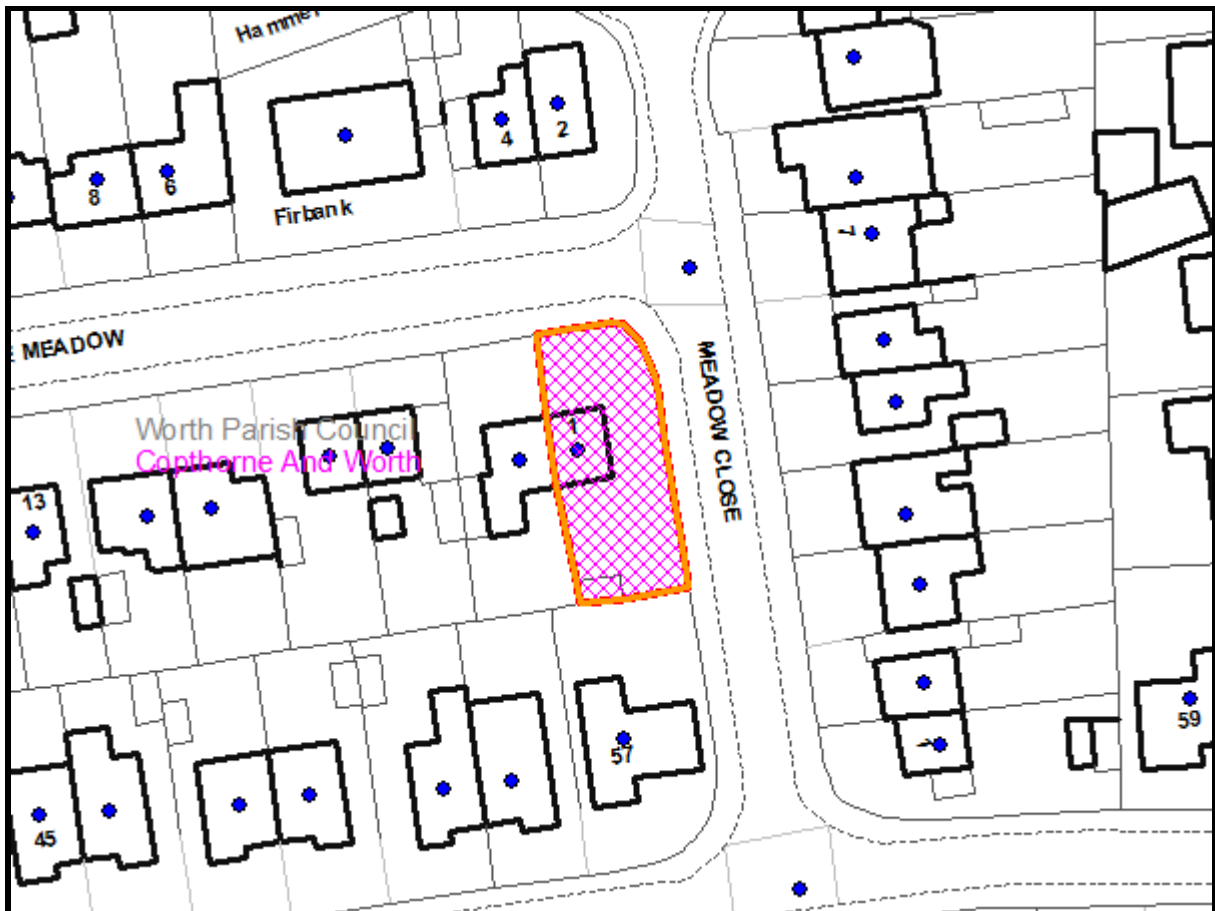
Planning Committee

19 DEC 2019

RECOMMENDED FOR PERMISSION

Worth Parish Council

DM/19/3330



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**1 THE MEADOW COPTHORNE CRAWLEY WEST SUSSEX
SINGLE STOREY EXTENSION, SOLAR PANEL INSTALLATION,
REDUCTION IN HEIGHT OF LANDING WINDOW, INSTALLATION OF
BIFOLD DOORS AND ALTERATIONS TO INTERNAL GROUND FLOOR
LAYOUT.
MRS WOOD**

POLICY: Built Up Areas / Aerodrome Safeguarding (CAA) / Radar Safeguarding (NATS) / SWT Bat Survey /
ODPM CODE: Householder

8 WEEK DATE: 23rd December 2019

WARD MEMBERS: Cllr Paul Budgen / Cllr Christopher Phillips /

CASE OFFICER: Deborah Lynn

Purpose of Report

To consider the recommendation of the Divisional Lead, Planning and Economy on the application for planning permission as detailed above.

Executive Summary

This application seeks planning permission to erect a single storey side extension at no. 1 The Meadow, Copthorne, together with the installation of solar panels to the rear roof slope and alterations to existing fenestration.

The application is before committee as the agent is an elected Member for the Copthorne and Worth Ward.

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the National Planning Policy Framework.

The proposed extension is deemed acceptable in terms of design and scale and is not considered to be harmful to the appearance and character of the area or to neighbouring amenities.

The proposal is therefore deemed to comply with policies DP26 and DP37 of the Mid Sussex District Plan 2014-2031 and policies COP04.1 and COP09 of the Copthorne Neighbourhood Plan, as well as the broader requirements of the NPPF.

It is therefore recommended that planning permission should be granted.

Recommendation

Recommend permission be granted subject to the conditions outlined at Appendix A.

Summary of Representations

No representations have been received in response to this application.

Parish Council Observations

Worth Parish Council has no objection to the proposal.

Introduction

This application seeks planning permission to erect a single storey extension to the side of no. 1 The Meadow, Copthorne. Permission is also sought to install solar panels to the rear roof slope and carry out alterations to fenestration.

The application is before committee as the agent is an elected Member for the Copthorne and Worth Ward.

Relevant Planning History

07/01982/FUL - Single storey front extension. Permission granted 09.08.2007.

14/00100/FUL - New 2 bedroom dwelling. Refused 07.03.2014.

Site And Surroundings

No. 1 The Meadow is a semi-detached 1950's house situated within a close of similar properties within the built up area of Copthorne. The dwellinghouse is situated on a corner plot on a bend in the road and benefits from a side garden that is lined by a mix of established hedging, trees and fence panels. A driveway and single garage are sited at the rear (south) of the site. The property at no. 57 The Meadow lies to the rear of the site. Land levels gently slope to the rear of the site.

Application Details

Plans show that a single storey extension is proposed to the eastern side of the dwellinghouse; this will also partially wrap around the front and rear of the house. To the front, the extension will measure 7.19 metres wide, projecting 1.1 metres beyond the front wall of the house. The extension will measure 10.22 metres deep, partially projecting beyond the rear wall of the house by 1.5 metres and measuring 5.99 metres wide to the rear. A dummy pitched roof is proposed that measures a maximum of 3.5 metres high from ground level. The extension will be constructed from facing brickwork and concrete tiles to match the house and will provide an enlarged hallway, study, utility room, shower room and dining room at ground floor level. A conifer hedge and small trees will be removed to accommodate the extension with the existing hedgerow on the eastern boundary to be reduced in height and width. Existing fence panels on the eastern boundary are proposed to be replaced with mature hedging.

Plans also include the installation of 6 no. solar panels to the rear roof slope together the installation of bi-fold doors to the rear wall of the house. A first floor landing window to the side elevation is proposed to be replaced with a window that is reduced in height.

List of Policies

Mid Sussex District Plan 2014 - 2031

The District Plan was formerly adopted on the 28th March 2018.

DP26 character and design
DP37 trees, woodland and hedgerows

Copthorne Neighbourhood Plan

The Copthorne Neighbourhood Plan has had its regulation 14 Draft Plan published and consultation finished on the 30th April 2017. The plan is a material consideration in the determination of planning applications but carries little weight.

COP04.1 building Extensions
COP09 protect and enhance biodiversity

National Policy

National Planning Policy Framework (NPPF - 2019)

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 8 sets out the three overarching objectives economic, social and environmental. This means ensuring sufficient land of the right types is available in the right places and at the right time to support growth; supporting strong, vibrant and healthy communities by ensuring a sufficient number and range of homes can be provided; fostering a well-designed and safe built environment; and contributing to protecting and enhancing the natural, built and historic environment; and using natural resources prudently.

Paragraph 47 states: *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'*

National Planning Practice Guidance

Assessment (Consideration of key issues)

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

The main issues considered relevant to this application are the proposed design and impact on the character of the area.

Design and impact on the character of the area

One of the key issues is the design and the subsequent visual impact on the character of the area.

Policy DP26 states in part that:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area; and*
- *protects valued townscapes and the separate identity and character of towns and villages.'*

Policy COP04.1 of the Copthorne Neighbourhood Plan states that:

'Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:

- a) *The scale, height and form of the extension should be subservient to the existing building and should be in character with the street scene. Where appropriate, special regard should be paid to sustaining and enhancing the setting and features of heritage assets and the areas of townscape character.*
- b) *The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) *Suitable access and on-site parking is provided without detriment to neighbouring properties.*
- d) *Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) *Historic vistas are maintained. These are identified as:*
 - *Edge of Copthorne Common south of A264*
 - *Copthorne Golf Course north of A264*
 - *All brooks and streams within village boundary*
 - *Views across to North and South Downs*
 - *Rowfant and its surrounding landscape*
- f) *Materials are compatible with materials of existing/surrounding buildings.'*

The NPPF makes reference to the importance of good design at para 127 which states in part that:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.'*

In terms of design, the proposed extension is considered acceptable, reflecting the character of the existing dwellinghouse and appearing subservient in scale. Various extensions have been added within the street scene and the proposed extensions and alterations are not considered out of keeping. The proposed solar panels will be sited to the rear roof slope and are considered to have limited visual impact upon the amenity of the area.

The house is currently set back 5.3 metres from the eastern side boundary with an established side garden that is considered to make a positive contribution to the appearance and character of the street scene. The proposed extension will be sited closer to the road, falling 1.2 metres from the eastern boundary and it is considered that it will appear relatively prominent within the street scene, projecting forwarding of the front building line and falling in close proximity to the pavement. The applicant has been approached with regards to reducing the width of the extension and setting it further back from the frontage, but is unwilling to do so.

Whilst the proposal will reduce the space to the side of the property and result in the loss of some vegetation, taking into account the single storey nature of the extension and the retention of the hedge on the eastern boundary, it is not considered that the proposal would appear unduly dominant within the street scene as to detract from the appearance and character of the area. The proposal is therefore considered to accord with policy DP26 of the Mid Sussex District Plan and COP04.1 of the Copthorne Neighbourhood Plan.

Impact on neighbouring amenity

Policy DP26 of the District Plan also relates to amenity and states that:

'All applicants will be required to demonstrate that development ... does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29).'

Policy COP04.1 of the Copthorne Neighbourhood Plan states:

'Building extensions will be permitted provided ... amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'

Where a policy contained in a development plan for an area conflicts with another policy in the development plan, under section 38(5) of the Planning and Compulsory

Purchase Act 2004, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. Due to the status of the Copthorne Neighbourhood Plan, policy DP26 is considered to take precedence; therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

As the proposed extension will be sited to the side of the house, adjacent to a highway, the proposal is not considered to be harmful to neighbouring amenities, with sufficient distances remaining between houses which should ensure that amenities are protected. The proposal therefore accords with policy DP26 of the Mid Sussex District Plan and policy CDNP04.1 of the Copthorne Neighbourhood Plan.

Impact on trees

Policy DP37 of the Mid Sussex District Plan states in part that:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

'Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.'

Policy COP9 of the Copthorne Neighbourhood Plan states in part that:

'proposals for new residential, employment and retail development will be expected to protect and enhance biodiversity and wildlife. In particular planning applications for these proposals will be assessed against the following criteria:

- d. The protection of trees of arboricultural or amenity value and*
- e. The appropriate planting of new native trees and hedges...'*

The proposed development will involve the removal of a section of Conifer hedge together with the removal of two trees from within the front garden. The existing hedge to the eastern boundary will be retained, but reduced in height and width. Plans show that a section of fence panelling on the boundary will be removed and replaced with mature hedging.

No details have been provided in respect of the trees to be removed; however they are not considered to have a high amenity value within the street scene; as such, no objection is raised to their loss. A condition can be placed to ensure that further details are provided in respect of the proposed hedge planting prior to the development being brought into use.

In light of the above, the proposal is considered to comply with policy DP37 of the Mid Sussex District Plan and policy COP09 of the Copthorne Neighbourhood Plan.

Planning balance and conclusions

The proposed extension is deemed acceptable in terms of design and scale and is not considered to be harmful to the appearance and character of the area or to neighbouring amenities.

The proposal is therefore deemed to comply with policies DP26 and DP37 of the Mid Sussex District Plan 2014-2031 and policies COP04.1 and COP09 of the Copthorne Neighbourhood Plan, as well as the broader requirements of the NPPF.

It is therefore recommended that planning permission should be granted.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Applications".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwellinghouse.

Reason: 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 and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy COP04.1 of the Copthorne Neighbourhood Plan.

Pre-occupation conditions

4. The extension hereby permitted shall not be occupied until a replacement section of hedging has been planted on the eastern boundary of the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. In the event that any such trees, or shrubs or plants die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing with the LPA.

Reason: In the interests of the visual amenities of the locality and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan 2014 - 2031 and Policies COP04.1 and COP09 of the Copthorne Neighbourhood Plan.

INFORMATIVES

1. In accordance with Article 35 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.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
 - Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
 - No burning of materials shall take place on site at any time.
3. The solar panels hereby permitted shall be removed as soon as reasonably practicable when no longer required.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Existing Floor and Elevations Plan	WOOD-01		19.08.2019
Location and Block Plan	WOOD-02		19.08.2019
Proposed Floor and Elevations Plan	WOOD-03		19.08.2019
Proposed Block Plan	WOOD-04		19.08.2019

APPENDIX B – CONSULTATIONS

Parish Consultation

No Objection.