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The Planning Inspectorate
Temple Quay House
2 The Square
Bristol BS1 6PN

PI ref: APP/Z3825/W/21/3267773
LPA ref: DC/20/1851

XX March 2021

Dear Sir/Madam

Town and Country Planning Act 1990: Appeal under Section 78

Appeal by: Cameron Jones Planning Ltd on behalf of Mr Chris Equi

Site Address: Land Adjacent to Coombe Cottage, Church Road, Mannings Heath, Horsham, West Sussex RH13 6JE

Appellant: Mr Chris Equi

Local Planning Authority: Horsham District Council (HDC)

Details of appeal: Against the refusal of planning permission for the demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping.

Background

In 2006 a previous owner made an outline application (DC/06/0666) for the erection of a single dwelling in the side garden of Coombe Cottage. This was refused by HDC because it would have been a cramped development

This was followed in February 2017 by an application (DC/17/0302) for a 4 bedroom detached house in the side garden. The Parish Council strongly objected. It was refused by HDC because of cramped development.

This was followed almost immediately by an application (DC/17/1195) for a 3 bedroom detached house in the side garden. Again the Parish Council strongly objected and again it was refused by HDC.

The Parish Council's reasons for objecting were:

- 1) *The NPPF does not support development in residential gardens*
- 2) *Not allocated in the NP or the HDPF. The NP provides houses needed and Horsham has 5 year supply, so house not needed in Parish*
- 3) *Plot too narrow so overdevelopment of site and out of character with surrounding buildings in contravention of policy 10 of NP*
- 4) *Significant loss of trees and hedges*
- 5) *Hardstanding and buildings would occupy 33% of the site*
- 6) *Adverse effect on Coombe Cottage itself and on adjacent property Ingleside*

HDC's reason for refusal was:

"The proposal, by reason of its scale, siting, design and relationship with surrounding development, would result in a cramped form of development which would appear an incongruous addition to the site and wider surroundings. The proposal would not relate sympathetically with the existing pattern of development, and would result in significant harm to the prevailing character and appearance of the area. The proposal would therefore be contrary to policies 32 and 33 of the Horsham District Planning Framework (2015) and policy 10 of the Nuthurst Neighbourhood Plan (2015)."

In 2020, the new owner applied (DC/20/0591) for a pair of 3 bedroom semi-detached two storey dwellings squeezed into the side garden. This application was withdrawn presumably because HDC indicated that it would be refused since the application alleges that HDC's Planning Officer said that an application for a pair of two bedroom semi-detached dwellings might have a better chance of approval.

Later in 2020, the owner made the current application (DC/20/1851) for two double storey dwellings (a pair of two bed semi-detached houses).

The current application DC/20/1851

Nuthurst Parish Council fully supports HDC's correct decision to refuse planning permission for a pair of two bedroom semi-detached houses. HDC's reasons for refusal were exactly the same as for application DC/20/1195 as follows :

"The proposal, by reason of its scale, siting, design and relationship with surrounding development, would result in a cramped form of development which would appear an incongruous addition to the site and wider

surroundings. The proposal would not relate sympathetically with the existing pattern of development, and would result in significant harm to the prevailing character and appearance of the area. The proposal would therefore be contrary to policies 32 and 33 of the Horsham District Planning Framework (2015) and policy 10 of the Nuthurst Neighbourhood Plan (2015)."

However, the Parish Council considers that there are other reasons for refusal as follows:

- 1) The combined footprint of the two semi-detached houses is **106 sq m** and not **96 sq m** as quoted by the applicant. This compares with a combined footprint of **87 sq m** for the 3 bedroom detached house that HDC refused (DC/17/1195) because it was a cramped development etc. Clearly the current application with a 20% larger footprint is an even more cramped form of development than the refused 3 bedroom detached house. **This alone should have been sufficient reason for refusal of planning permission.**
- 2) There is almost no front garden as the majority of the front is taken up with the drive, parking spaces and paving with only a small space that can't be paved because of the retained trees and hedge. The hard standing at the front, the buildings themselves and the rear paved area take up nearly 40% of the whole site. This is out of character with the surrounding buildings which have much less hard standing and much more amenity space and contravenes policy 10 of the Nuthurst Neighbourhood Plan.
- 3) Several trees mainly at the front of the proposed dwellings are to be removed. This is unacceptable because it would urbanise the street scene and make the dwellings more obtrusive. Also to help reduce the problems associated with climate change, trees should be retained, not removed.
- 4) There is no garage which is contrary to the Nuthurst Parish Design Statement which recommends that each new house should have at least one garage.
- 5) There is virtually no usable front garden which is contrary to the Nuthurst Parish Design Statement which recommends that new houses should have gardens front and back.

- 6) The site has not been allocated for development in the Nuthurst Parish” Neighbourhood Plan (NP) or in the Horsham District Local Plan (HDPF). The NP already provides the 50 houses needed in the Parish and Horsham has a five year supply of houses. So these proposed houses are not needed in the Parish.
- 7) The National Planning Policy Framework (Paragraph 70) does not support development in residential gardens.

The Parish Council therefore urges the Planning Inspectorate to dismiss this appeal for the reasons set out in this letter.

Yours sincerely

Sarah Hall
Clerk to Nuthurst Parish Council

Attachments

Nuthurst Parish Neighbourhood Plan (uploaded separately)
Nuthurst Parish Design Statement (uploaded separately)