



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0861

Woodend , Water Lane, Storrington, West Sussex, RH20 3LY

DESCRIPTION:

Conversion of existing dwelling into two dwellings

RELEVANT PLANNING HISTORY:

DC/20/0474	Erection of a timber garage.	Application Permitted on 18.05.2020
DC/20/1174	Erection of a single storey side and rear extension.	Application Permitted on 24.08.2020

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:

Policy 14 – Design

Storrington and Sullington Parish Design Statement

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within

Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 1: Sustainable Development

Policy 2: Development Hierarchy

Policy 3: Settlement Expansion

Policy 6: Climate Change

Policy 7: Appropriate Energy Use

Policy 8: Sustainable Design and Construction

Policy 9: Water Neutrality

Policy 13: The Natural Environment and Landscape Character

Policy 14: Countryside Protection

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 23: Infrastructure Provision

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 37: Housing Provision

Policy 38: Meeting Local Housing Needs

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 - Arboriculturalist: No objection: -

The mature oak tree (subject of Tree Preservation Order ref No. 1023) to the front of the property in the rear garden of Mill Haven will not foreseeably be detrimentally impacted upon by the proposal. The nearest excavations required for the water treatment plant being proposed within an area of compacted formerly disturbed hardstanding, beyond the access drive and existing services provision, where rooting will have been somewhat restricted.

The belt of trees to the south of the dwelling, principally within the adjacent sand quarry, cast significant shade during the afternoon. However, the pressure to lop/fell to improve light levels is not considered to be significantly greater than already exists.

OUTSIDE AGENCIES

Natural England: No Objection, subject to Appropriate Mitigation being secured

West Sussex County Council Local Highways Authority: 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 116), and that there are no transport grounds to resist the proposal.

Representations:

None received

Parish Comments:

No objection

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

This application is for the conversion of an dwelling into two smaller dwellings at Woodend, Water Lane, Storrington, West Sussex. Woodend is a large detached property set back from Water Lane. Woodend sits behind an existing strip of development (to Woodend's west) along with a couple of other properties built to the north of Woodend. These along with Woodend are accessed via a small driveway. The property sits outside of the built up area boundary and is therefore judged to be in the countryside in policy contexts.

Principle of Development:

Policy 3 of the HDPF states that development will be permitted within built-up area boundaries, with Policy 26 of the HDPF requirement development in the countryside be essential and meet a specified criteria. The application site forms part of a small enclave of residential development in a countryside location between the north and southern sections of the built-up area of Storrington. While the proposal does raise some conflict with the above policies, they are not specific to the subdivision of existing dwellings within the countryside.

Paragraph 84 of the NPPF states that "planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

While the application site is part of a small enclave and it is not isolated in this sense, it forms part of a rural location where vehicular access by private vehicle is necessary to access neighbouring settlements for services and facilities. The proposal would accord with (d) of the above policy, and

would create two smaller units of accommodation which would potentially meet a local housing need for younger people or those wishing to downsize. It is considered that any conflict with the above policies of the HDPF would be outweighed by the support offered by the NPPF, such that the principle of development is acceptable.

Design 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 14 of the SSWNP also ensures that developments are of high-quality design and construction. It advocates that designs are sympathetic to the existing form and character of the local area / dwelling house by ensuring scale, massing and design remain appropriate.

The proposal would create two plots which would reflect the pattern of immediately surrounding development, with the new hardstanding, boundary fencing and landscaping proposals considered appropriate to the location. The proposal includes no alterations to external façade of the building save a double door on the rear elevation becoming a single door, with this alteration of no particular consequence.

Though a tree preservation order exists to the south of the site, the Arboriculturist has confirmed there to be no arboriculture significant impacts owing to the proposal.

Overall, it is considered that the visual impact of the proposal is acceptable and would accord with the above policies.

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.

The proposal would create 1 x 4-bed and 1 x 3-bed dwellings on the site, both of which would benefit from an acceptable level of outdoor amenity space and internal room sizes, natural light and ventilation.

It is considered that the creation of an additional residential unit would not, as a matter of course, lead to significant potential for harmful levels of noise or disturbance, and no harm is identified in these respects.

The works necessary to divide the property would not be of a nature of magnitude which would be expected to result in an unacceptable level of harm, and no conditions in this regard are considered necessary.

Overall, it is considered that the nature of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policies.

Highways Impacts:

Policy 40 of HDPF promote development that provides safe and adequate access, suitable for all users. Policy 40 focuses on supporting development of a sustainable and integrated transport system that supports sustainable transport travel to access jobs, homes, and services. It encourages development that aligns with existing transport infrastructure, reduces carbon emissions, and looks to reduce travel distances and conflicts. Development will be supported where public transport access is improved, routes for cyclists and pedestrians are well implemented and ensures safe highways use for all transport modes.

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The scheme would make use of the existing access, which although not meeting current standards does not appear to be operating unsafely, with use of the access by 6 rather than 5 dwellings not considered a level of intensification which would raise concerns. The proposed plan indicate that seven parking spaces would be provided on site with sufficient manoeuvring space available, with this arrangement considered acceptable.

The LHA does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. There are no reasons to take a different view and there are no transport grounds to resist the proposal.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The application entails the creation of an additional dwelling within the existing building, with the related new occupancy across the two units having potential to result in increased water consumption. The submission indicates an existing baseline water demand of 411 l / d. The proposed development has been modelled as creating a water demand of 199.33 l / d for the 3 bedroom dwelling and 230.80 l / d for the 4 bedroom dwelling. This would equal a total demand for the site of 430l/d inclusive of efficient fixtures and fittings. This would require an additional 19l/d to be offset for the proposal to be considered water neutral.

The submission therefore proposes rainwater harvesting used for each dwelling for outdoor purposes. This demand is approximately 26.65l/d over both dwellings. Two 500L capacity tanks are to be installed, one for each dwelling, which would create a saving of 26.65 l / d for both dwellings, reducing overall demand to 403 l / d which would be sufficient to achieve water neutrality.

This strategy has been consulted upon with Natural England, who have raised no objections subject to the mitigation being secured, with appropriate conditions recommended to ensure this is the case.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024).

The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

It is considered that the proposal would be compliant with the above policies and is 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 **Pre-Commencement (Subdivision) Condition:** No development, other than external landscaping / external layout related works, shall commence until full details of the water efficiency measures and rainwater / greywater harvesting system required by the approved water neutrality strategy (WATER NEUTRALITY STATEMENT: 20250425P1 v3.0 received 30/07/2025) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 4 **Pre-Occupation Condition:** Prior to the first simultaneous occupation of both dwellings evidence shall be submitted to and been approved in writing by the Local Planning Authority demonstrating that the approved water neutrality strategy for each dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 5 **Pre-Occupation Condition:** Prior to the first simultaneous occupation of both dwellings provision for the storage of refuse and recycling shall be provided in accordance with the approved plans.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Prior to the first simultaneous occupation of both dwellings the cycle parking facilities shall be made available for use in accordance with the approved plans. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first simultaneous occupation of both dwellings the parking and turning facilities shall be implemented in accordance with the approved plans. The parking and turning facilities shall be retained as such thereafter.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 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/25/0861

(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		2025/06	22.05.2025
Block plan	Roof	2025/05 F	28.08.2025
Elevation plan	Existing and proposed	EL/01	09.06.2025
Elevation plan	As Existing	EL/02	09.06.2025
Floor plan	As existing	EL/03	22.05.2025
Floor plan	As proposed	EL/04	22.05.2025
Plans	Visual Splays	NONE	09.06.2025
Supporting Statement	Water Neutrality	20250425P1 REV 3.0	30.07.2025
Supporting Docs	West Sussex Highways Comments	NONE	22.05.2025
Elevation plan	Proposed	EL/07	09.06.2025
Design & Access Statement		NONE	09.06.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 10/09/2025

Authorising Officer sign/initial Guy Everest Date: 10.09.2025