Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0539
29 Meiros Way, Ashington, West Sussex, RH20 3QB

DESCRIPTION:

Erection of a single storey side and rear extension.

RELEVANT PLANNING HISTORY:

DC/23/1362	Removal of existing conservatory and erection of a single storey rear extension (Lawful Development Certificate - Proposed)	Application Permitted on 12.09.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 40- Sustainable Transport
Policy 41- Parking

Ashington Neighbourhood Plan (ANP) 2019 – 2031:
Policy ASH5: Landscaping and Countryside Access

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Arboricultural Officer: No Objection

The property is subject of an Area Tree Preservation Order (Ref: TPO/0822) that affords protection to all trees present prior to when the estate was developed in 1997. In addition, a number of mature trees just over the Western boundary fence are also subject of a TPO (Ref: TPO/1426) made in 2010.

Whilst no trees of significant landscape merit will be directly impacted upon by the proposal, there is the potential for those trees on the adjacent property to be impacted upon indirectly by associated development processes that could involve compaction or other potentially damaging operations in their key soft ground rooting environment that extends well into the subject property and will foreseeably be used for development traffic/storage of materials etc.

Therefore, if minded to approve the development, recommend a condition for ground protection measures to be put in place over the soft ground areas within 4m of the western boundary fencing.

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.

Parish Comments:

None received

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

This application is for the erection of a single storey side and rear extension at 29 Meiros Way, Ashington, West Sussex. 29 Meiros Way is a contemporary, detached dwelling set off the main carriadgeway of Meiros Way. The dwelling is of a traditional design with herringbone hanging tile and timber accents.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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 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 ASH5 advocates that “proposals must demonstrate how the visual impact of buildings on the site has been minimised through their layout, heights and landscaping. The retention and planting of trees, hedges and vegetation is encouraged to soften the impact to development, retain and improve the street scene, keep the rural village feel of Ashington and, where possible, enhance the setting of the South Downs National Park. Proposals must demonstrate how the development is sympathetic to the landscape setting and the intrinsic character and beauty of the countryside”.

The proposed development is for the erection of a single storey side and rear extension at 29 Meiros Way, Ashington. A large ‘L-shaped’ extension is proposed that wraps round the side and rear of the property, connecting the dwellinghouse to the existing detached garage. In order to do so, the existing

conservatory is demolished and replaced with a flat roof, brick extension. Part of the extension is visible from the street scene. This section of the extension features a false pitch roof to blend more naturally with the dwellinghouse as seen from the street and to better align with the surrounding area's context.

Though the flat roof part of the extension is large and of a design that is not considered strictly complimentary to the existing dwelling, the proposal is largely hidden with the part that is visible from the wider street scene considered to assimilate well due to a false flat pitch. Thus, it is considered to be of a 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 Trees

The property is subject of an Area Tree Preservation Order (Ref: TPO/0822) that affords protection to all trees present prior to when the estate was developed in 1997. In addition, a number of mature trees just over the Western boundary fence are also subject of a TPO (Ref: TPO/1426) made in 2010.

Following consultation with the Council's Arboricultural Officer, whilst no trees of significant landscape merit will be directly impacted upon by the proposal, there is the potential for those trees on the adjacent property to be impacted upon indirectly by associated development processes that could involve compaction or other potentially damaging operations in their key soft ground rooting environment. A Pre-Commencement condition has been recommended to require tree protection measures to be installed before construction and during the construction phase. Subject to such condition, no tree concerns are raised.

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 siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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

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 **Pre-Commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, the ground area within 4 metres of the western boundary fence shall be protected from compaction through the laying of load spreading boarding over a compressible material, such as wood chip or sand, so as to protect the underlying ground from access related compaction, storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment.

The ground protection measures shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority shall be informed in writing of the proposed date of commencement, at least one working week in advance, in order to allow inspection of the tree protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

NOTE TO APPLICANT
In respect of condition 3, notification of the commencement of development and the protection measures in place should be emailed to trees@horsham.gov.uk. This email should be accompanied by photographs of said measures.

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/24/0539
(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
Floor plan	Proposed First Floor Plan	ACR/022/24/07 Rev_B	01.05.2024
Elevation plan	Proposed Elevations	ACR/022/24/08 Rev_B	01.05.2024
Elevation plan	Elevations	ACR/022/24/03	08.04.2024
Section plan	Proposed Sections	ACR/022/24/09	08.04.2024
Location & Block plan	Proposed Site & Location Plan	ACR/022/24/10 Rev_B	01.05.2024
Floor plan	Ground Floor Plan	ACR/022/24/01	08.04.2024
Floor plan	First Floor Plan	ACR/022/24/02	08.04.2024
Section plan	Sections	ACR/022/24/04	08.04.2024

Location & Block plan	Existing Site and Location Plan	ACR/022/24/05 Rev_A	15.04.2024
Floor plan	Proposed Floor Plans	ACR/022/24/06	08.04.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 17/06/2024

Authorising Officer sign/initial Guy Everest Date: 18.06.2024