Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1788
Mulsey Farmhouse, Stane Street, North Heath, West Sussex, RH20 1DJ

DESCRIPTION:
Creation of new access, driveway, boundary treatments and electric gates.

RELEVANT PLANNING HISTORY:

DC/23/0523	Creation of new driveway access and installation of gates and walls. Erection of a detached outbuilding, comprising of garaging, workshop and home office incidental to the main dwellinghouse.	Withdrawn Application on 04.05.2023
DC/22/0970	Erection of an outdoor sandschool.	Application Permitted on 17.10.2022
DC/20/1940	Prior notification for change of use of an agricultural building to a state funded school.	Withdrawn Application on 03.11.2020
DC/20/1429	Installation of a horse walker within barn and associated equestrian use.	Application Permitted on 29.12.2020
DC/15/2403	Prior Notification to remove 6 x antennas and replace with 3 x new antennas	NO OBJECTION to Notification on 16.11.2015
PL/123/01	Prior notification to erect a 15 metre high telecommunications mast antennae equipment cabin and cabinet Site: Mulsey Farm Stane Street North Heath	Application Permitted on 25.01.2002
PL/84/79	C/u to storage of furniture. Comment: Appeal allowed 15/12/80 (From old Planning History)	Application Permitted on 15.12.1980
PL/75/67	Garage. (From old Planning History)	Withdrawn Application on 04.10.1967
PL/75/59	Dwellinghouse. Comment: Appeal dismissed 13/06/60 (From old Planning History)	Application Refused on 02.12.1959
PL/74/60	Garage. (From old Planning History)	Application Permitted on 05.10.1960
PL/70/49	Alts and additions. (From old Planning History)	Application Permitted on 08.02.1950
PL/56/67	Agricultural engineering and maintenance business. (From old Planning History)	Application Refused on 08.11.1967
PL/30/57	Garage. (From old Planning History)	Application Permitted on 02.10.1957
PL/25/54	Garage. Comment: 2yrs. (From old Planning History)	Application Permitted on 04.08.1954

PL/24/78	C/u farm buildings to sale/storage of 2nd hand furniture. Comment: Appeal dismissed 18/06/79 (From old Planning History)	Application Refused on 12.05.1978
PL/12/64	Garage. (From old Planning History)	Application Permitted on 08.04.1964

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 31- Green Infrastructure and Biodiversity
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

Pulborough Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

West Sussex County Council Highways Authority:
West Sussex County Council Local Highways Authority assessed the proposal on 06/11/2023. They comment that “whilst it is acknowledged that demonstrated visibility for the proposed access is still substandard under DMRB guidelines, the proposed access represents a significant improvement in visibility over that of the existing access point” and “raise no concerns for the proposed access point”.

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:
Pulborough Parish Council commented on 02/11/2023 that “[t]his appears to be a safer option than gates currently supplied and therefore with road safety in mind we can see no reason to refuse providing that the new splay conforms with Highway Regulations governing access to a 60mph "A" classification road.

Representations:
2 letters of representation received supporting the proposal on the following grounds:

- Improved / safer highways access

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 creation of new access, driveway, boundary treatments and electric gates at Mulsey Farmhouse, Stane Street, North Heath. Mulsey Farmhouse is two story detached farm house dwelling on Stane Strete (A29). It is built of traditional stone and brick material and sits slightly back from the main road.

This application comes after the withdrawal of DC/23/0523 (Creation of new driveway access and installation of gates and walls. Erection of a detached outbuilding, comprising of garaging, workshop and home office incidental to the main dwellinghouse). The application was withdrawn after discussions with the case officer. This application seeks a revised driveway, gate design and walls / fencing with the outbuilding omitted.

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

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.

The proposed development is for creation of new access, driveway, boundary treatments and electric gates at Mulsey Farmhouse, Stane Street, North Heath. Within DC/23/0523, new access, walls and electric gates were proposed around 30m east of Mulseys Farmhouse. This proposal remains roughly in the same place although there has been slight alteration to the layout of the driveway entrance; becoming more perpendicular to the road instead of the previous layout which was slightly more tucked in towards the dwelling house.

The original driveway which has poor visibility is to be fenced off with the adjacent leylandii to be removed. The removed leylandii will be replaced by fencing and hedging to screen the front of the dwelling house. Minor repairs to the existing garden brick wall will be completed. Behind this is a small vehicular bridge is to be built over the watercourse running through the site to facilitate parking at the front of the dwelling house. The garden brick wall is then to be extended 12.8m (total) towards the left-hand brick pier of the electric gate. This rises from 1.6m from the existing brick wall to 1.8m tall, the height of the gate piers. The brick piers themselves are 2.1m. The timber gates span approximately 3.9m and are of a barn style. The fencing off to the right-hand pier is at the same height as the

brickwork wall at 1.8m and extends until hedging established (around 4.7m). The new driveway entrance is set in 7.6m from the carriageway edge with an additional 2.4m in depth for the vehicular crossover access for facilitating entry and exit onto the main road.

The proposed boundary arrangement would maintain the rural character of the site within this setting, and would remove non-native boundary treatments. Though the loss of green space to the north of the dwelling would be regrettable, this would be outweighed by the resultant highway improvements (detailed below). In any case, given the setting of the site in relation to the neighbouring equestrian centre, which also benefits from a wide access from the A29, the proposed arrangement would not appear out of context within this setting.

The proposal is considered to be of a design, 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 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.

Given the site's relative isolation on the A29 from neighbouring residential properties, it is considered that the siting and layout of the proposed works and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways

Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

The existing access onto the site runs perpendicular from the A29, sited south of the dwelling, requiring a sharp turn into the site from a 60mph 'A' road. The existing access would be closed up and a new access would be formed some 50m north, comprising a bell-mouth construction with improved visibility before existing the site (2.4m x 105m). WSCC Highways have commented on the works, and have acknowledged the improved visibility. In addition, no recorded injuries from collision data have occurred on this point of the A29.

The proposed gravel driveway would also incorporate additional, and a more formalised parking arrangement, thus not resulting in any loss of parking provision over the existing arrangement. Suitable turning will also be provided on the site to ensure that cars can exit the site without manoeuvring on the access.

With the above in mind, the proposed access would ensure the safe use and operation of the highway, and would improve access and egress from the site. The development therefore accords with Policies 40 and 41 of the HDPF.

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-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan 89_102 (received 06.10.2023) and shall be thereafter retained as such.

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).

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).

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/23/1788
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		89_100	06.10.2023
Block plan		89_101	06.10.2023
Site plan		89_102	06.10.2023

Elevation plan		89_103	06.10.2023
Supporting Statement	Planning Statement	none	26.09.2023
Supporting Statement	WEST SUSSEX COUNTY COUNCIL PRE APPLICATION CONSULTATION	none	26.09.2023

DELEGATED

Case Officer sign/initial J.Burrowes Date: 10/11/2023

Authorising Officer sign/initial RHERMITGAGE Date: 01/12/2023