DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0348
Moorings, Washington Road, Storrington, West Sussex, RH20 4BY

DESCRIPTION:
Demolition of existing garage and erection of a single storey ancillary outbuilding.

RELEVANT PLANNING HISTORY:

DC/24/1769	Demolition of existing garage and erection of new garage with habitable living space above.	Application Refused on 08.01.2025
DC/13/0999	Proposed alterations to remove existing half-dormer window at rear, addition of 1 No. velux roof window and 1 No. standard window to the north elevation and addition of 2 No. velux roof windows to the west elevation	Application Permitted on 22.07.2013

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 41 - Parking

Storrington Sullington and Washington Neighbourhood Plan 2018-2031 (SSWNP)
Policy 14- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
Policy 46: Ancillary Accommodation

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:
Southern Water: No Objection.

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:
Neutral.

Representations:
One representation was received objecting to the proposal for the following reasons: -

- Footprint, windows of proposed outbuilding
- Impact on existing boundary treatment which is a boundary hedge
- Impact on neighbouring amenity
- Overdevelopment

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:

Background

Planning permission was refused in January 2025 for 'demolition of existing garage and erection of new garage with habitable living space above', ref: DC/24/1769. This application was refused for the following reason: -

> *The proposed development, by virtue of its size, bulk, and massing, would represent an unduly dominant and incongruous addition to the site and locality which would be out of character with the existing dwelling and the wider surrounding area, and would result in adverse amenity harm by way of overbearing to the neighbouring property to the east (Nethercote). The proposed development would be at odds with and be harmful to the prevailing character and appearance of the wider surroundings, and no public benefit has been identified to outweigh such harm. The development would therefore detract from the visual amenities of the locality and is contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan (2018-2031).*

This current application has removed the previously proposed first floor element, seeking a single-storey outbuilding with hipped roof above. The eaves line of the building would be lower along the

eastern elevation, which runs parallel with the shared eastern boundary of the site. The building would be timber clad with a clay tiled roof.

Character and Appearance

Policies 32 and 33 of the HDPF seek 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, Design, of the SSWNP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The outbuilding features a significant footprint and would be sited parallel with the eastern boundary of the site, with the submitted plans indicating the siting would be appropriately 0.5m from the centre point of the boundary, which is currently marked by an extensive hedgerow. Notwithstanding the footprint, the single-storey form and modest eaves height would ensure the bulk and massing remains clearly subservient to the principal dwelling on the site. As such, while the footprint would continue to create a substantial building, the previous concerns relating to scale and massing are considered to have been overcome.

The outbuilding would not therefore appear intrusive or unduly dominant in views from adjoining properties and land, and would not adversely impact the prevailing character and appearance of the wider surroundings. The proposal is therefore 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.

As part of the preceding application on the site, it was considered that the position and height of the garage would represent an overbearing, oppressive and unneighbourly addition that would reduce light and outlook for occupiers of Nethercote. While the current scheme entails similar positioning the height is significantly reduced, with an eaves of approximately 2m and a ridge set away from the shared boundary. It is considered that this arrangement would overcome the harm previously identified, with the scale of the outbuilding such that no unacceptable loss of light or outlook would arise from the proposal.

It is noted that an existing boundary hedge provides significant screening and if retained would limit intervisibility between the outbuilding and neighbour. The submitted plans suggest that the proposed separation would allow for retention of the hedge alongside the outbuilding, and this would further lessen any impact arising from the proposal. A condition is recommended to secure details of a landscaping scheme, to include details of hedge retention and protection during construction works, and this approach would assist in mitigating any harm which may otherwise arise from the scheme.

The submitted plans indicate incidental use within the outbuilding, which would be of a nature and scale which would not be expected to create significant potential for harmful levels of noise or disturbance in this residential context. A condition is recommended to prevent any use other than as shown on the approved plans.

For the reasons set out, it is considered that the siting and layout of the proposed replacement garage building set within the east side boundary of the site 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, taking into account the use(s) indicated on the proposed plans, 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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 (New Build) Condition:** No new-build development shall take place (post-demolition) until details of soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

(a) Details of all existing planting to be retained, including details of protection measures during construction.
(b) Details of proposed planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.
(c) Details of all boundary treatments.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The development hereby permitted shall be used solely in accordance with the approved plans for purposes incidental to the occupation and enjoyment of the dwelling Moorings, Washington Road, Storrington. The outbuilding shall not be used for primary living accommodation or as a separate unit of accommodation without the prior written consent of the Local Planning Authority, by way of a formal application.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites and in the interests of the amenity of the locality, in accordance with Policies 31 and 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/25/0348

(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 roof	138_05	06.03.2025
Location & Block plan		138_01	06.03.2025
Floor plan	Existing garage roof	138_02	06.03.2025
Elevation plan		138_03	06.03.2025
Elevation plan	Proposed	138_06	06.03.2025
Site plan		138_04	06.03.2025
Supporting Docs	Application Form	NONE	06.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.04.2025

Authorising Officer sign/initial Guy Everest Date: 01.05.2025