Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0878
Oddstones, Spinney Lane, West Chiltington, West Sussex, RH20 2NX

DESCRIPTION:
Demolition of existing shed and erection of outbuilding measuring 6.2 meters and 3.0 meters.

RELEVANT PLANNING HISTORY
None relevant

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

Neighbourhood Plan:
The West Chiltington Neighbourhood Plan is in progress.

West Chiltington Parish submitted their Submission draft plan to Horsham District Council on 19 November 2018. In accordance with legislation, the Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation Area: No Objection - These types of off-site manufactured garden buildings do not reflect the unique character of the Wells Cottages. However, the location is well screened from any public areas and the building will not be visible within the street scene. I note that the parish council have not raised objection. For these reasons I am satisfied the proposal will have a neutral impact within the conservation area.

HDC Tree Officer: No Objection - In the northeast corner of the site, south of the main parking area for the property is a semi-mature Yew tree, it has been well maintained and has a pleasant compact form. Due to its location at the front of the property, the tree is readily visible when viewed from the east on Spinney Lane, and this tree makes a positive contribution to the character and amenities of the Conservation Area.

The Yew trees Root Protection Area (RPA) is constrained to the north by a driveway, and to the east by Spinney Lane. This suggests that the bulk of the tree's roots are located in the garden of Oddstones, partly within the area where the outbuilding is proposed to be located.

To ensure the successful retention of the Yew post-development, the new building would need to be founded to the floor using a screw pile foundation system, or alternatively upon a raised wooden deck. Due to the topography of the garden, if a standard slab foundation were used it would likely result in a high degree of root severance that would be detrimental to the health of the yew.

If minded to approve, confirmation should be sort on how the foundations for the outbuilding will be built, or alternatively this could also be handled by way of a bespoke condition requiring the submission of these details at a later date.

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:
West Chiltington Parish Council has no objection.

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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 33 of the Horsham Development Framework states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building and adjoining neighbouring properties.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application seeks to demolish the existing shed to the eastern boundary and the creation of an outbuilding measuring 6.2 meters and 3.0 meters. The proposed outbuilding would be clearly subservient to the main building and while the Yew trees Root Protection Area (RPA) is constrained to the north by a driveway, and to the east by Spinney Lane, mentioned by the Tree Officer, a suggestion has been made to ensure the successful retention of the Yew post-development, the new building would need to be founded to the floor using a screw pile foundation system, or alternatively upon a raised wooden deck. The foundation details have been secure via a pre-commencement condition. As such, it is considered that the addition would not appear unduly prominent or intrusive in views from adjoining properties and land, as the host property has no adjoining house to the northern elevation. The extension would be visible from the public realm and obscured by existing boundary treatment. The single storey nature of the proposed extension, it is considered to be appropriately sited and scaled in relation to the main dwellinghouse and wider surroundings. The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies.

The proposal would be a clearly subservient addition and 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.

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**: The development hereby permitted shall not take place until full details of the building's foundations, including how the structure will be anchored to the floor, have been submitted to and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 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).

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/24/0878

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan		TQRQM24162153800705	10.06.2024
Supporting Statement	Outbuilding example image	NONE	10.06.2024
Elevation plan	Existing	NONE	09.07.2024
Location plan		TQRQM24169195601621	18.06.2024
Location plan		TQRQM24169105601621	29.07.2024
Block plan		TQRAM24162153800705	29.07.2024
Elevation & Floor plan	Proposed	2024-WB-13	29.07.2024

DELEGATED

Case Officer sign/initial	Shazia Penne	Date:	18.09.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	18.09.2024