Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1427
Little Woodhouse, New Road, Billingshurst, West Sussex, RH14 9DS

DESCRIPTION:
Demolition of existing swimming pool building, retention of link corridor and construction of an annex.

RELEVANT PLANNING HISTORY:
No Recent

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Billingshurst Parish Neighbourhood Plan (2019-2031):
Policy BILL2: Housing Design and Character

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Billingshurst Parish Design Statement

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:

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:
Neither objecting nor supporting the application.

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 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 BILL 2 of BPNP advises that development should be of high quality that respects the character and rural feel of the parish. It should reflect the local scale and vernacular of the area and use materials that are in keeping to the character of the area.

Little Woodhouse is a 5-bedroom detached house, with a car port to the south and a swimming pool to building to the north. The swimming pool building is attached to the main house via a corridor. Planning permission is sought to demolish the swimming pool building, retaining the corridor, and replacing the building with a one-bedroom annexe. The footprint will be reduced by 25%. The planning statement notes that the annexe would be occupied by the applicant's daughter.

A hip roof is proposed, and materials will match and reflect those on the existing dwelling, with brick faced walls and plain tile roof. The annexe will be visually complimentary to the existing property. The annexe would contain a kitchenette, living room, storage, bathroom, bedroom, and cycle store; the washing machine, dishwasher and main cooking facilities would be shared with the main house. The only access into the annexe would be through the link corridor, which ensures that the annexe occupant can easily share the main house facilities and maintain connection between both.

The annexe would be subservient to the existing dwelling, with no segregation of the access or the garden, and sitting with the existing curtilage. Parking remains available for both the existing dwelling and proposed annexe. The annexe would be partially visible from the road but would be set far back from the front boundary and mostly screened by the main dwellinghouse. The existing landscaping and boundary treatment will be retained and enhanced. Solar panels are also proposed on the east and west roof slopes.

The proposal would be a 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.

Due to the location of the building, it is not considered that the annexe would have any impacts on neighbouring amenity. 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.

Impact on Highways:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

It is considered that the addition of a bedroom within the dwelling, would result in an additional parking need. There is sufficient parking space within the driveway which also includes a car port. Therefore, the parking demands of the development will be met, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Water Neutrality

The proposal seeks to demolish the existing swimming pool building, removing the swimming pool, W.C., sink and the shower in the process. Based on the existing fittings, the total daily water consumption from the shower room (107 litres) and pool (100 litres) per day is 207 litres per day. The washing machine, dishwasher and main cooking facilities are shared with the main house. The occupancy of the annexe would be 1.32. The total water consumption within the annexe would be 50.12 l/p/d. Therefore, the total water consumption is 1.32 x 50.12 = 66 litres per day. This is less than the existing usage (207 l/d) and therefore the development can be screened out.

Therefore, 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 193 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 **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).

4 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Little Woodhouse, New Road, RH14 9DS as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 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/24/1427

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Existing	040724	15.11.2024
Block plan	Proposed	040724	15.11.2024

Elevation plan	Existing and proposed East	040724	17.09.2024
Elevation plan	Existing and proposed North and West	040724	17.09.2024
Location plan		NONE	14.10.2024
Floor plan	Proposed	040724	17.09.2024
Floor plan	Existing	040724	17.09.2024
Supporting Statement	Water Neutrality	NONE	17.09.2024
Supporting Statement		NONE	17.09.2024
Elevation plan	Existing and Proposed South	040724	15.11.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 06.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 07.01.2024