Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0810
12 Kings Barn Lane, Steyning, West Sussex, BN44 3YR

DESCRIPTION:
Part demolition of conservatory and erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/23/0981	Part demolition of existing conservatory and construction of a single storey rear extension	Application 04.07.2023	Permitted on
DC/14/1869	Erection of timber studio and shed	Application 10.11.2014	Permitted on
DC/05/0442	Conservatory	Application 12.04.2005	Permitted on
ST/75/01	Erection of a chimney Site: 12 Kings Barn Lane Steyning	Application 18.10.2001	Permitted on
ST/78/88	Alterations and extensions including 2 storey side extension and new vehicular access (From old Planning History)	Application 24.08.1988	Permitted on

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

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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:
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 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.

Planning permission was granted in July 2023 (ref. DC/23/0981) for the part demolition of the existing rear conservatory and construction of a single storey rear extension of a similar depth and of width 8.356m compared to the 7.56m width of the existing conservatory, the new rear extension to have a dual pitched tiled roof, gabled sided with three rooflights. Bi-folding doors to the rear and side door to the west providing entrance into the extension utility area and sitting area. uPVC double glazed doors and the exterior of the extension to be clad in feather-edged timber. It was considered that the resultant appearance would contrast with that of the main dwelling as a material not currently present on the site, however, as the addition is sited to the rear of the dwelling and within an area that would not be overly visible from a public vantage point, on balance, the appearance was considered acceptable with regards to visual impact.

The current application seeks permission to amend permission granted under DC/23/0981. The proposed replacement single storey rear extension to be the same depth and similar width to the existing conservatory and to have timber flat roof GRP Membrane smooth finish grey to a height of 3.2m with centrally positioned skylight. A flue to be positioned on the roof near the southwest corner. Smooth render painted external walls to the sides. Bi-folding doors to the rear of the extension. A stable door (timber painted finish) is to be added to the rear elevation to gain access to the internally reconfigured utility room, and a small uPVC window brown finish frame.

On balance, as the addition is sited to the rear of the dwelling and within an area that would not be overly visible from a public vantage point, on balance, the amended appearance is considered acceptable with regards to visual impact.

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 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: 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/24/0810

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing and proposed roofs	12KBL - 204 REV A	27.05.2024
Elevation plan	Existing	12KBL - 205 REV A	27.05.2024
Elevation plan	Proposed	12KBL - 206 REV A	27.05.2024
Location & Block plan		12KBL-201 REV A	27.05.2024
Block plan	Existing	12KBL-202 REV A	27.05.2024
Block plan	Proposed	12KBL-203 REV A	27.05.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 22.07.2024