Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0307
Trian By The Mill , The Hollow, West Chiltington, West Sussex, RH20 2QA

DESCRIPTION:

Erection of a single storey rear extension, installation of an outdoor swimming pool, and erection of a single storey poolhouse outbuilding with associated landscaping

RELEVANT PLANNING HISTORY

None relevant

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

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

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Tree Officer: No Objection

There are a number of mature trees on or near to the boundaries of the property that have key rooting areas within the site and in very close proximity to the area of proposed construction. If minded to approve, a condition to protect the rooting areas of the trees from the development processes is recommended.

HDC Conservation and Heritage Officer (Initial Response): Objection Modifications

Trian by the Mill is a relatively recent build. It has a clear and strong architectural form with a number of pitched roofs and gables. The proposed flat roof extension will be a conspicuous and large addition particularly as it has a high eaves level to create internal volume and accommodate a sedum roof. The overall height of the extension will exacerbate the contrasting architectural form to the detriment of the

building as a whole. I think the extension would be more visually successful if it reinforced the intended architectural language of the existing dwelling. To this end I would like to see a pitched roof over the extension. Although the proposed extension will not affect the setting of the listed windmill I do think it would conflict with policy 33 of the current Local Plan. I am satisfied the proposed garden building and pool will not harm the setting of the adjacent listed building.

Updated Comments Received (11.03.2024): No Objection

Natural England (Received 14.05.2024): No Objection - We concur with the conclusion of your authority's HRA appropriate assessment, insofar that we have no objections subject to the delivery, management and maintenance of measures identified in the water neutrality statement, and subject to relevant pre-commencement conditions identified in the appropriate assessment being put in place, to achieve water neutrality.

Southern Water: No Comment

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.

Policy 28 deals with replacement dwellings and house extensions outside of built-up area boundaries, and seeks to ensure that any replacement dwellings, house extensions, outbuildings and ancillary accommodation can be accommodated appropriately within the curtilage of the existing dwelling. In addition, extensions should be in keeping with the scale and character of the existing dwelling, with ancillary accommodation and garaging having regard to the dwelling they serve and grouped with the house.

The property is situated down a narrow road branching off Mill Lane in West Chiltington. A footpath runs along the northern/north-eastern side of the site. The main house is an asymmetrical detached dwelling with a separate garage/annexe positioned to the west upon entering the driveway. The front of the house features off-white rendered walls and a pitched roof covered in slate tiles. The other sides of the house blend render with black timber cladding. Throughout the property, anthracite flush casement windows are utilised. The site's orientation is from north to south, bordered by a close-boarded fence adjoining the neighbouring house on the west, a wall of conifer trees to the south, and post and rail fencing to the east, providing a view of the neighbouring field.

The proposed works are within the curtilage of an existing dwellinghouse, which benefits from a substantial plot. The surrounding area consists predominantly of Listed Buildings and similar detached dwellings which benefit from generous plot sizes.

The application seeks planning permission for the following works:

- Single storey rear extension
- Installation of an outdoor swimming pool
- Erection of a pool house with associated landscaping

Single storey rear extension

The proposed single storey extension would facilitate the creation of an extended kitchen/dining/lounge area to the main property. The proposed extension would extend approximately 6m from the rear wall of the original dwellinghouse and would have a width of approximately 7.82m. The proposal will have a flat roof, with an approximate overall height of 3.7m measured from the highest point.

The proposal would not be visible from a public vantage point but when seen from adjoining properties would be of modest proportions and clearly subservient to the main building. It is considered that the proposed extension would not appear unduly prominent or intrusive and would be appropriately designed and scaled in relation to the main dwellinghouse and wider surroundings. The external materials proposed blends well to match the existing materials currently present on site, as to avoid disturbing the overall appearance of the extension in relation to the main part of the property.

Pool House

It is considered that the design, size and materials to be used for the proposed outbuilding would be appropriate when viewed against the site and the wider curtilage, which is substantial. Taking into account the location of the application site, the pool house primarily would be visible from within the application site itself and would not be visible from a public vantage point. As such, it is considered that the building would not have detrimental impact on the wider street scene. It is considered that the proposal would serve as a coherent addition within the curtilage of the site and would not have a detrimental impact on its surroundings.

Swimming Pool

The proposal also includes the creation of an outdoor swimming pool located to the southern corner of the site. The proposed swimming pool will be designed to visually enhance the natural environment of the area with emphasis on the existing landscape. As such, it is considered that the swimming pool would not have detrimental impact on the wider street scene. It is considered that the proposal would serve as a coherent addition within the curtilage of the site and would not have a detrimental impact on its surroundings.

The proposal also includes alterations to the materials of the principal dwelling, where parts of the north, east and south elevations would be finished in timber cladding as proposed to the extension and pool house. This is considered an acceptable update that would bring the additions together.

Overall, in totality the proposals would be subservient additions and alterations 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

The application seeks planning permission for the erection of a single storey rear extension, installation of an outdoor swimming pool, and erection of a single storey pool house outbuilding with associated landscaping. The pool house is considered incidental to the main dwelling and would not increase occupancy levels. Offsetting is required for the swimming pool as water will be supplied from outside the district. Rainwater harvesting has been included within the water strategy for the WCs within the pool house, however as this building is considered incidental to the main dwelling it will result in a building with facilities inside that will remain incidental to the main dwelling and will not change occupancy of the existing property.

The swimming pool is to be filled by a supplied tanker from area outside W.R.Z with certification of conformity. Normal practice is that the water is filtered by way of a cartridge filtration system, which eliminates any need for backwashing and therefore there is no water sent to waste. The cartridge is cleaned by way of a trigger spray cleaning fluid and replaced six monthly so as to negate the need to drain the pool. The water will be treated manually by way of cyanuric acid/stabiliser free chlorine granules so as to negate the need for dilution. Chlorine and water balancers are added directly to the existing pool water. Additionally the pool will be supplied with both a retractable and floating heat retention cover system which minimises condensation. Any condensate generated will be collected by the Dehumidifiers and can be harvested, as can the condensate from the pools Air Source heating system, and returned to the pool. Servicing is typically required once every three years. These mitigation measures would ensure that there is no greater demand on mains water than the existing situation, where the measures could be secured by condition.

An Appropriate Assessment has been undertaken and Natural England consulted. No objections have been raised to the proposed water strategy, where the measures can be secured by condition. Subject to these conditions, 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**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number [insert number], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.
- Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

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 **Pre-Use Condition**: The swimming pool hereby permitted shall not be first used (through its filling with water) until details setting out how water will be provided to the site have been submitted to and approved in writing by the Local Planning Authority. These details shall set out measures to ensure the swimming pool sources water by way of delivery without placing additional demand on the mains water supply and the Sussex North Water Catchment Area. The swimming pool shall thereafter be filled in accordance with the agreed details, which shall be adhered to thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

5 **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).

6 **Regulatory Condition**: The resulting pool house building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the residential property at Trian By The Mill, The Hollow, West Chiltington (as identified on the approved plans), and shall not be used as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purpose(s) / use(s).

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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/24/0307
(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
Location plan	Existing Location Plan	355_EX001	04.03.2024
Site plan	Existing Site Plan	355_EX000 Rev A	23.02.2024
Floor plan	Existing & Proposed Plans	355_EXPR100 Rev A	23.02.2024
Site plan	Proposed Site Plan	355_PR000 Rev A	23.02.2024
Floor plan	Proposed Ground Floor Plan	355_PR101 Rev A	23.02.2024
Floor plan	Proposed First Floor Plan	355_PR102 Rev A	23.02.2024
Elevation plan	Existing & Proposed Elevations	355_PR200 Rev B	23.02.2024
Supporting Statement	Water Neutrality Stated prepared by George & James Architects	NONE	23.02.2024
Section plan	Proposed Section - Through Pool	355_PR300	04.03.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.05.2024

Authorising Officer sign/initial Tamara Dale Date: 30.05.2024