Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1046
Warren Lodge, Heather Way, Storrington, Pulborough, West Sussex, RH20 4DD

DESCRIPTION:
Erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

DC/08/1380	Two-storey extension to garage	Application 14.08.2021	Permitted	on
DC/08/1381	Single-storey extensions to rear and side elevations and first floor extension to rear and alterations	Application 14.08.2021	Permitted	on
DC/11/0274	Renewal of unimplemented permission Ref DC/08/1381, single-storey extensions to rear and side elevations, first floor extension to rear and alterations	Application 23.03.2011	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

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

Storrington and Sullington Parish Design Statement

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.

Ecology: No Objection (conditions recommended)
The LPA therefore anticipates that, it is possible to conclude no 'likely significant effect' (LSE) to The Mens SAC in terms of habitat connectivity and availability for foraging and commuting Barbastelle bats. Recommend grant permission subject to conditions

Arboricultural Officer: No Objection (conditions recommended)
No arboricultural concerns subject to the implementation of tree protection measures in accordance with the submitted AIA and TPP. Recommendation for a condition to control the development process.

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 14 of the Storrington, Sullington & Washington NP similarly requires that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect the architectural and historic character and scale of the surrounding buildings and landscape.

Warren Lodge is a detached dwelling in the built-up area of Storrington and Sullington, on a private road. Planning permission is sought to erect a single storey side extension. The proposed development is considered a coherent and sympathetic addition, which would reflect the form and detailing when viewed against the host dwelling and would be sited appropriately within the curtilage of the site. The materials are to match the existing property, and the roof of the addition would comprise a zinc sheeting material. The property is set back from the road and its curtilage has many trees. The proposed works would not be overtly visible from a public vantage point and would not therefore affect the key character of the street scene.

The proposal, though large, 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.

The siting of new window openings would not create any views which would be unexpected in an established residential location such as this, and no unacceptable loss of privacy would result from the proposal.

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.

Other Matters

<u>Ecology</u>

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

A Phase 1 Bat Survey found no evidence of bats or significant potential for bat use in the affected area, though precautionary measures, such as a Bat Method Statement and careful tile removal, are advised. The site, near key bat conservation areas, will not sever bat flight lines or significantly impact habitats, provided proposed mitigations. Ecology commented relating to the absence of a toolbox talk, and thus recommended a condition for this detail to be submitted. This was provided to the Council on 28.08.2024, thus the condition is not required. The submitted survey also includes biodiversity enhancements which are welcomed by the consultant- a condition is attached to secure the measures.

<u>Arboricultural Considerations</u>

Horsham District Council's Arboricultural Officer comments that the extension has been designed with the constraints posed by the adjacent mature copper beech tree in mind. No arboricultural concerns subject to the implementation of tree protection measures in accordance with the submitted AIA and TPP. A recommendation was raised for a condition to control the development process.

<u>Water Neutrality</u>

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 186 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 'proposed site plan, 3A' and the Arboricultural Impact Assessment, 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-Commencement (Slab Level) Condition**: Prior to the development commencing above slab level, A Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- Purpose and conservation objectives for the proposed enhancement measures;
- detailed designs or product descriptions to achieve stated objectives;
- locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- persons responsible for implementing the enhancement measures; and
- details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the National Planning Policy Framework (2023) and s40 of the NERC Act 2006 (as amended).

5 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the submitted plans and application form unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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/24/1046

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		1 REV A	09.07.2024
Site plan	Existing	2 REV A	09.07.2024
Site plan	Proposed	3 REV A	09.07.2024
Elevation & Floor plan	Existing	4 REV A	09.07.2024
Elevation & Floor plan	Proposed	5 REV A	09.07.2024
Elevation & Floor plan	Existing	6 REV A	09.07.2024
Elevation & Floor plan	Proposed	7 REV A	09.07.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 14/08/2024

Authorising Officer sign/initial RHERMITAGE Date: 18.12.2024