Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**22nd July 2024**
Check Neighbours	x
Check Consultations (including newts) / Press List	x
Check Description, Plans and Supporting Documents	x
Print and Display Site Notice (if required)	x
WEEK TWO (+7)	**29th July 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	x
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	n/a
Instruct Legal if s106 required (with prior TL / PPO agreement)	n/a
WEEK THREE (+14)	**5th August 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**x**
WEEK FOUR (+21)	**12th August 2024**
If no amendments required, contact agent / applicant with update on progress.	**x**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**x**
WEEK FIVE (+28)	**19th August 2024**
14-day re-consultation letters to be sent on any amended plans	**x**
Prepare draft report	**x**
WEEK SIX (+35)	**26th August 2024**
Check 35-day Cllr call-in for Committee	**x**
If decision based on original plans, report to be drafted and submitted for sign off	**x**
WEEK SEVEN (+42)	**2nd September 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	**x**
Reason for EOT	**x**

APPLICATION NO./ADDRESS:

DC/24/1123
Saunton , Cagefoot Lane, Henfield, West Sussex, BN5 9HD

DESCRIPTION:

Demolition of existing entrance porch and replacement with enlarged and enclosed porch with 1 no. roof light. Creation of carport. Removal and replacement of existing boundary wall. Proposed exterior lighting. Replacement of all existing windows and exterior doors. Rendering of fair faced brickwork.

RELEVANT PLANNING HISTORY:

DC/21/0423 Erection of a detached garden room. Application Permitted on

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

Henfield Neighbourhood Plan 2017-2031:
Policy 12: Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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.

HDC Arboricultural Officer: No Objection

Subject to compliance with the contents of the submitted AMS both in terms of specialist engineering, tree protection measures and arboriculturist supervision of all potentially damaging excavations/development operations.

HDC Design and Conservation: Advice

No objection raised to the proposed rendering of the existing brickwork, the proposed porch or to the carport due to its location. However, HDC's Design and Conservation officer raised an objection to the number of exterior lights and additional timber fencing.

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

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 12 of the HNP advocates for new development to be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area.

The application seeks planning permission for the demolition of existing entrance porch and replacement with enlarged and enclosed porch with 1 no. roof light. Creation of carport. Removal and replacement of existing boundary wall. Proposed exterior lighting. Replacement of all existing windows and exterior doors. Rendering of fair faced brickwork.

The proposed replacement front porch addition would be of a modest scale and is considered to be of a design, form and siting which would appear as a sympathetic addition to the property. The porch would be clearly subservient to the main building. The visual impact of the proposal is therefore considered acceptable.

The proposed carport would be fixed to the existing house and detached garage and would be accessed via the existing driveway off Cagefoot Lane. While HDC's Design and Conservation officer's comments regarding the style of the carport are noted, it is considered that due to the setback position and mature boundary screening, the impact in terms of visual dominance would be minimal and would not warrant a refusal of the application. The proposal would have no adverse impacts on the Henfield Conservation Area, the character and appearance of which would be preserved. It is therefore considered that the visual impact of the carport is acceptable.

Following discussions with HDC's Conservation Officer and the applicant's agent, amended plans have been received reducing the number of the exterior lighting. The proposed exterior lighting is therefore considered to be sufficiently sympathetic to the visual amenities of the existing building and wider surrounds so as to prevent any adverse impacts on the Henfield Conservation Area.

The replacement windows and external doors would improve the weather proofing and thermal efficiency of the building without adversely affecting the character and appearance of the existing property or wider area, both of which would be preserved. The proposed front entrance represents a clearly subservient addition which would not appear incongruous in views along Cagefoot Lane.

With regards to the rendering of fair faced brickwork, it is considered that given the existing mixture of materials within the immediate vicinity, which includes comparable rendering, the proposed material is acceptable. The proposed materials would not adversely impact on the overall character or appearance of the building, with the rendering having an appropriate tone/finish to which currently exist within the wider area.

In totality, it is considered that the proposed development would not create a building which would appear unsightly or discordant in relation to the surroundings. 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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are currently 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 **Pre-Commencement Condition**: No development shall commence, including ground clearance, or bringing equipment, machinery or materials onto the site, until the following information and preliminaries have been completed in the sequence set out below:

- Details submitted to and approved in writing by the Local Planning Authority of the proposed engineered above ground foundation supported on piles to be used for the development.

- All trees on the site shown for retention, 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) and as per the submitted Arboricultural Method Statement (AMS) by Beecchdown Arboriculture Limited.
- Once installed, the fencing shall be inspected and agreed at a pre-commencement meeting to be held with both the LPA Arboricultural Officer and supervising Arboriculturist present. The protection measures are to 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 and within the RPA of the retained trees 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.
- Following agreement of protection measures the development shall proceed fully in accordance with the submitted AMS, by Beechdown Arboriculture Limited, scheme of on-site arboriculturist supervision of works and scheme of reporting.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees on the site and surrounding land in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: Notwithstanding the details submitted, prior to relevant work beginning on the boundary treatment, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

- Specifications and details of railings and fencing.

Reason: As this matter is fundamental to ensure that the special architectural or historic interest of the conservation area is preserved, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevation plans drawings numbered 2.03 REV A and 2.04 REV A received 6.11.2024.

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/24/1123
(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

Elevation plan	Proposed Elevations	2.03 REV A	06.11.2024
Floor plan	Existing Plans	1.03	22.07.2024
Elevation plan	Existing Elevations	1.04 REV A	22.07.2024
Site plan	Proposed Plans	2.01 REV A	22.07.2024
Floor plan	Proposed Plans (First Floor & Roof)	2.02 REV A	06.11.2024
Elevation plan	Proposed Elevations 2 of 2	2.04 REV B	14.11.2024
Elevation plan	Proposed Street Elevation	2.04 REV A	22.07.2024
Supporting Statement	Tree Survey & Report dated October 2024	B/0534/24	06.11.2024
Location & Block plan	Location & Block plan	1.01	22.07.2024
Details plan	Topographical Survey	1.02	22.07.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 02.12.2024

Authorising Officer sign/initial Tamara Dale Date: 16.12.2024