Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0212
29 Kings Stone Avenue, Steyning, West Sussex, BN44 3FJ

DESCRIPTION:
Erection of a garden room.

RELEVANT PLANNING HISTORY:

DC/24/1349	Demolition of existing side garage and erection of a two storey side and rear extension. Installation of three rooflights to front elevation.	Application Refused on 20.11.2024
DC/24/1922	Demolition of existing side garage and erection of a two storey side and rear extension. Installation of three rooflights to the front elevation.	Application Refused on 03.02.2025

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

Steyning Neighbourhood Development Plan 2019-2031:
SNDP2- Responsible Environmental Design
SNDP3- Contribution to 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

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:
Steyning Parish Council objects to the proposal for the following reason: -

- The proposal would result in an overdevelopment and would not be in keeping with the surrounding landscape

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:
It is noted that as part of the application process amended plans were received to resolve discrepancies in the dimensions of the outbuilding, these were resolved in plans submitted on 6 April 2024.

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 SNDP2 and SNDP3 of the SNDP requires development to be appropriate to their scale and nature to promote responsible environmental design, as well as to respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The application site comprises a semi-detached bungalow which lies within the built-up area boundary of Steyning. The surrounding area features a variety of building forms, with two-storey terraced housing to the north and semi-detached and detached bungalows to the south. The site is located on the edge of the built-up area boundary and borders the countryside to the immediate east.

This application comprises the erection of a detached garden room sited in the north-eastern corner of the plot. The outbuilding would have a footprint of 7.4 metres x 4.5 metres, containing 3 rooms which the applicant has advised would be used as a home office, gym and storage area with no connection to mains water or plumbing. The outbuilding is of not inconsiderable proportions and would represent a sizeable addition to the plot. The application site does though benefit from a sizeable rear garden, with ground levels falling to the east. It is considered that the combination of these factors would ensure the outbuilding appears as a clearly subservient addition to the site, and despite the open boundary with the neighbouring open countryside, would not appear unexpected or unduly dominant or intrusive in

views from surrounding properties and land. 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 outbuilding would be sited along the shared northern (side) boundary of the site, with the screening currently low-level timber fencing, albeit there is evidence of a previously higher fence being present along the rearmost part of the site. The outbuilding would be clearly visible in views from the neighbouring property. It is though considered that the considerable separation from the neighbouring dwelling, the presence of adjoining outbuildings and structures, flat roof form and positioning of window openings would be sufficient to prevent any unacceptable harm.

The outbuilding would be used for clearly ancillary purposes to the main dwelling and would not be expected to result in significant potential for harmful levels of noise or disturbance.

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 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 outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of 29 Kings Stone Avenue, Steyning. The outbuilding shall not be used for primary accommodation or as a separate unit of accommodation without the prior written consent of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites and in the interests of amenity, in accordance with Policies 31 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/25/0212

(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		NONE	11.02.2025
Plans	Proposed Floor and Roof Plans	A 493-1	06.04.2025
Elevation plan	Proposed Elevations	A 493-2	06.04.2025
Details plan	Land Level Illustration	A 493-3	06.04.2025
Block plan	Proposed Block Plan	A 493-4	06.04.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 24.04.2025

Authorising Officer sign/initial Guy Everest Date: 30.04.2025