Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1122
91 Kings Stone Avenue, Steyning, West Sussex, BN44 3FJ

DESCRIPTION:
Erection of a single storey rear extension.

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Steyning Neighbourhood Development Plan (SDNP) 2019- 2031
SDNP3 – 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:

Steyning Parish Council has raised 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

This application is for the erection of a single-storey rear extension at 91 Kings Stone Avenue, Steyning, West Sussex, BN44 3FJ. The property is a detached, single-storey property, within the built-up boundary of Steyning.

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.

SNDP3 of the SNDP seeks to ensure that development can contribute positively towards Steyning's character and that proposals are respectful of the local amenity of the property and local area. Development should respond respectfully and sensitively to the form, scale, massing, height and material palette of neighbouring properties.

The proposed development is for the erection of a single-storey extension, to the rear of the property, extending 5.1 metres from the rear elevation and measuring 4.3 metres in width. The extension would replace a small outside store room, connecting the garage to the main dwelling, but would not extend beyond the rear wall of the garage. The extension would incorporate a flat roof and be finished with composite cladding. Whilst these materials do not match the materials of the existing dwellinghouse, given the proposed extension's location to the rear of the property, there would be no determinantal impact on the street scene or the character of the area in general. The proposal would be a clearly subservient addition to the existing dwelling, and given the proposal's scale, would be comfortably accommodated within the residential curtilage. The proposal's design and form, would not harm the character or appearance of the wider area and it is there 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.

Due to the location of the retained garage and the extension not projecting beyond the rear elevation of this garage, the separation between the neighbouring properties will remain. This separation alongside the existing boundary treatment, is sufficient to ensure there would be no unacceptable harm arising. The proposed extension would sit approximately 7.4 metres from the boundary to the west of the property. The garage is located 1.9 metres to the east of the property.

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. It is also noted that no representation letters have been received.

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 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 **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).

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/24/1122
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Elevation plan	Elevations as Proposed	2326-3	22.07.2024
Roof plan	Site and Roof Plan as Proposed	2326-6	22.07.2024
Floor plan	Floor Plan and Sections as Proposed	2326-2	22.07.2024
Block plan		2326-7	22.07.2024
Supporting Statement	Cover letter and design statement	NONE	22.07.2024
Location plan	Location Plan	NONE	22.07.2024

DELEGATED

Case Officer sign/initial Sam Nye Date: 10/09/2024

Authorising Officer sign/initial RHERMITAGE Date: 11.09.2024