DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0883
Nash Manor Lower Nash , Nutbourne Lane, Nutbourne, West Sussex, RH20 2HS

DESCRIPTION:

Installation of Swimming Pool and associated plant room (Part Retrospective)

RELEVANT PLANNING HISTORY:

DC/21/0870	Erection of single-storey front, side and rear extensions, creation of balcony with associated alterations.	Application Permitted on 17.09.2021
DC/21/2854	Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. dwellinghouse.	Prior Approval Required and REFUSED on 14.02.2022

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
Policy 40- Sustainable Transport
Policy 41- Parking

Pulborough Parish Neigbourhood Plan (PPNP) 2015 - 2031:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations
Policy 15 – Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Surrey County Council Historic Environment Planning (Archaeology): No objection

The site is just within an Archaeological Notification Area- DWS8563- Large Roman Settlement Area, Pulborough. The footprint of the excavated swimming pool is not large and so it is unlikely that

significant archaeological remains were disturbed by the development and so we have no archaeological concerns in this case.

Natural England: No objection

Concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Parish Comments:

The Parish did not object to this application.

Representations:

1 Letter of Representation was received that supported the application.

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 installation of Swimming Pool and associated plant room (Part Retrospective) at Nash Manor Lower Nash Nutbourne Lane Nutbourne West Sussex. Nash Manor is a detached two storey dwelling positioned to the west of Nutbourne Lane. The dwelling is situated outside any defined built-up area boundary and is therefore within a countryside location, with the immediate surroundings characterised by sporadic residential properties and open countryside.

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 15 of Pulborough Parish Neighbourhood Plan secures good design for developments. Scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement. In particular, the effects of any proposed development should respect any conservation area within the parish.

The proposal is for the erection of a pool and associated plant house located to the west of the dwelling to the rear. The proposal would see a swimming pool 12.5m in length, 4m in width and 1.35m in depth erected along with a plant room erected 5m in length, 2m in width and 1.65m in height. The proposal would sit comfortably within the context of the existing dwelling. The plant room would be well related to the dwelling and is considered to be a modest addition that would not detract from the character of the dwelling or wider surroundings.

The proposal 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.

It is considered that the siting and layout of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

The proposal falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction.

The submitted strategy indicates an existing baseline water demand of 0 litres per annum. The pool would be filled from a tanker outside of the district. The full details of this are yet to be known but Officers are satisfied this can be dealt by way of condition. The proposed development would comprise a water demand of 8000 litres per annum. Through the use of pool cover and rainfall catchment, the proposal is able to recapture 68,358 litres per annum opposed to the specified recapture of 74,131 litres per annum. This is a discrepancy from the provided water neutrality statement at the time of submission however, it is considered that the calculated recapture (due to changes for corrected yield coefficients and lowered collectable rainfall volume used from the report) is still in excess of the demand resulting from the development.

The strategy therefore demonstrates that it would be able to recapture in excess of the annual water demand of the proposed. Subject to the imposition of conditions to secure the water strategy, Officers are satisfied that the proposed development would be water neutral.

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 (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (received 07/08/2024) have been submitted to and approved in writing by 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 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).

4 **Pre-Use Condition**: The swimming pool shall not be first used until evidence has been submitted and approved in writing that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the confirmation that the proposed is filled from outside the Sussex North Supply Zone and rainwater tank has been installed, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such 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 development hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of Nash Manor Lower Nash, Nutbourne Lane as a dwelling and shall not be used for any commercial purpose.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 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/24/0883
(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 & Site plan	Swimming Pool	2024/PL1 REV A	11.06.2024
Supporting Statement	Water Neutrality Statement by Daedalus Environmental dated August 2024	NONE	02.08.2024

Supporting Docs	Coverstar Automatic Safety Covers	NONE	11.06.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 05/09/2024

Authorising Officer sign/initial T Dale Date: 11/09/2024