



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/1951

Star Farm, Gay Street Lane, North Heath, West Sussex, RH20 2HN

DESCRIPTION:

Erection of a replacement detached Garage/Garden Store with Hobbies Room above.

RELEVANT PLANNING HISTORY:

DC/05/3085	Replacement garage/garden store with hobbies room over	Application 01.03.2006	Permitted	on
DC/09/0089	Replacement garage/garden store with hobbies room over	Application 17.03.2009	Permitted	on
DC/12/0096	Renewal of unimplemented planning permission DC/09/0089 (Replacement garage/garden store with hobbies room over)	Application 13.03.2012	Permitted	on
DC/14/2725	Replacement garage/garden store with hobbies room over (Renewal of Consent DC/12/0096)	Application 26.03.2015	Permitted	on
DC/18/0037	Replacement garage/garden store with 'hobbies' room above.	Application 21.02.2018	Permitted	on
DC/20/2193	Replacement garage/garden store with 'hobbies' room above.	Application 04.01.2021	Permitted	on

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

Neighbourhood Plan:

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 Habitats Regulations.

Pulborough Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation: No Objection.

Archaeology: No historic environment objections.

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:

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.

Planning permission is sought to erect a replacement detached garage/garden store with hobbies room above. The proposed garage/garden room would be sited in place of the existing block-built structure to the north of the main dwelling, Star Farm, which is accessed via private track.

The proposed garage/garden room would measure approximately 13.98m in length, 9.2m at its maximum depth, and would host a hipped/gable roof with an eaves of 2.25m and maximum ridge height of 4.9m. Overall, the replacement garage would occupy a similar footprint, though slightly larger, than the existing structure, though would result in an overall increase in height.

The building has previously been granted planning permission under refs: DC/05/3085, DC/09/0089, DC/12/0096, DC/14/2725, DC/18/0037 and DC/20/2193.

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 28 of the Horsham District Planning Framework states that household extensions will be supported if the development can be appropriately accommodated within the curtilage of the existing dwelling, and should be in-keeping with the scale and character of the existing dwelling. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

The proposed garage would be sited to the north of the main dwelling. The development would not appear out of place within this countryside location, with its Sussex barn style-like design appropriate to the locality. The proposed footprint of the proposed garage would be well accommodated within the curtilage of the dwelling and would be of a size which would appropriately serve the main dwelling. Further to this, the proposed separation distance to the main dwelling would reduce any visual competition with the dwelling it serves. As such, the proposed garage is considered of a suitable scale for the dwelling it serves, and would be well accommodated within the incidental residential curtilage. The visual impact of the proposal is therefore considered 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.

Given the site's relatively isolated location on the norther side of Gay Street Lane, in which the site is surrounded by agricultural land to the north, east, and west, coupled with the existing boundary treatment, no unacceptable impacts to neighbouring amenity would result.

The use of the outbuilding for incidental purposes, in the manner of a 'hobbies room', would be ancillary to the primary residential use of the site and would not be expected to result in a significant increase in the level of activity of the site or lead to harmful levels of noise or disturbance.

The application is therefore considered to accord with the above policy.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development, which would provide ancillary accommodation (rather than primary living space), 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.

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 submitted plans and application form.

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 development hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Star Farm, Gay Street Lane, North Heath, as indicated on the approved plans, and shall not be used for any other purpose(s).

Reason: The establishment of an additional independent unit of accommodation would be inappropriate in this location and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 3, 4, 26 and 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).

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/23/1951

(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		SF/05/03	24.10.2023
Site plan		SF/05/02A	24.10.2023
Elevation & Floor plan	Roof, as proposed	SF/05/01A	29.11.2023
Photos	Garage, as existing	NONE	24.10.2023
Supporting Docs	Agent cover letter with water neutrality statement	NONE	24.10.2023
Supporting Docs	Application Form	NONE	24.10.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 11.12.2023

Authorising Officer sign/initial Guy Everest Date: 12.12.2023