Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0528
16 Kithurst Park, Storrington, West Sussex, RH20 4JH

DESCRIPTION:

Erection of a double garage and single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/19/2445	Demolition of existing garage and shed. Erection of a single storey side and rear extension and front porch extension	Application Permitted on 12.02.2020
DC/09/0570	Single storey extensions	Application Permitted on 26.05.2009
DC/08/2380	Single-storey extensions (Certificate of Lawful Development - Proposed)	Application Refused on 04.12.2008
SR/24/58	Bungalow (From old Planning History)	Application Permitted on 07.05.1958

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
Policy 40- Sustainable Transport
Policy 41- Parking

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

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:

WSCC Highways: No Objection

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:

One neighbouring representation received commenting 'consider this would be an unsightly development covering a garden area to the front and side of the lane.'

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 site is a triangular shaped plot to the south of Kithurst Park within the Storrington built up boundary area. 16 Kithurst Park is a single-storey detached dwelling with an integrated single garage at the east side of the dwelling accessed off Kithurst Park from the north. The dwelling is composed of white rendered walls, plain tiled roof, dark coloured upvc fenestration. A PROW runs along the southern border of the application site which provides access to dwellings at the rear (south).

Planning permission is sought to erect a new double garage to the eastern corner of the plot, whilst the existing integrated garage would be converted to living accommodation including a sitting room. The new double garage would measure just under 8m width, 6m depth, dummy pitched edging to the roof to each side with plain tiles to match the main dwelling, and rendered walls to match the dwelling. Also proposed is a single-storey rear sunroom extension to the southern elevation of the dwelling to a maximum depth of 4.4m and width 6.9m and roof form and composition to match the garage, with materials to match the existing dwelling. Glazing to each elevation to match the existing upvc dark frame materials.

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.

The proposed double detached garage building would occupy land to the side of the dwelling which forms a corner plot. There is evidence of detached garage buildings in the area, notably immediately opposite the application site. It is noted that a comment was received commenting the proposed would be an unsightly development, however the proposed garage building is not considered of a size and massing that would impact the build characteristics of the host dwelling, with the addition considered on balance to sit comfortably within the frontage of the site.

The modest single storey rear extension overall is not considered to result in overdevelopment of the site, given the size of the amenity area to the dwelling, and is considered to sit comfortably and relate sympathetically to the existing dwelling.

The proposed development would represent subservient additions and are considered to be of a design, form and scale which is acceptable 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 garage and the resulting relationship with adjoining properties due to separation distances would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways

The site is located on Kithurst Park, which is a private road, however the WSCC Highways as the Local Highways Authority (LHA) has been consulted and have provided comments for advice only. Kithurst Park adjoins the public highway at Amberley Road a B classified road subject to a speed restriction of 30 mph in this location.

The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. There are no proposed changes to the existing access and parking arrangements. The applicant proposes to replace the existing garage (to be converted to habitable accommodation) with a larger double-bay garage. The proposed double-bay garage does not meet the minimum internal specifications for a double-bay garage of 6m x 6m as outlined in Manual for Streets (MfS). However, as it is larger than the previous garage the LHA is satisfied that this is a suitable replacement for the existing garage.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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.

Other Matters

It is noted that the existing garage is to be converted to habitable accommodation. This would represent permitted development and does not require planning permission in its own right.

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 be begun 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 and finishes of the development hereby permitted shall strictly accord with the submitted plans, details and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The garage building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling 16 Kithurst Park, Storrington and shall not be used as independent accommodation or for commercial purposes.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 32 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/24/0528
(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 & Block plan	Proposed Ground Floor Plan and	PL1	04.04.2024

	Proposed Roof Plan		
Location & Block plan	Proposed Elevations	PL2	04.04.2024
Location & Block plan	Existing Ground Floor Plan and Roof Plan	SY1 REV B	09.04.2024
Location & Block plan	Existing Elevations	SY2	04.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 29.05.2024

Authorising Officer sign/initial Tamara Dale Date: 04.06.2024