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ADC 1538

House Subdivision, Sandgate House, Water Lane, Storrington

Planning Statement 26th October 2023



Aerial view of Sandgate House

1.0 Site Location & Planning Matters

1.1 Planning Permission is sought for the subdivision of a house to create two semi-detached dwellings, including the formation of a porch and detached car port.

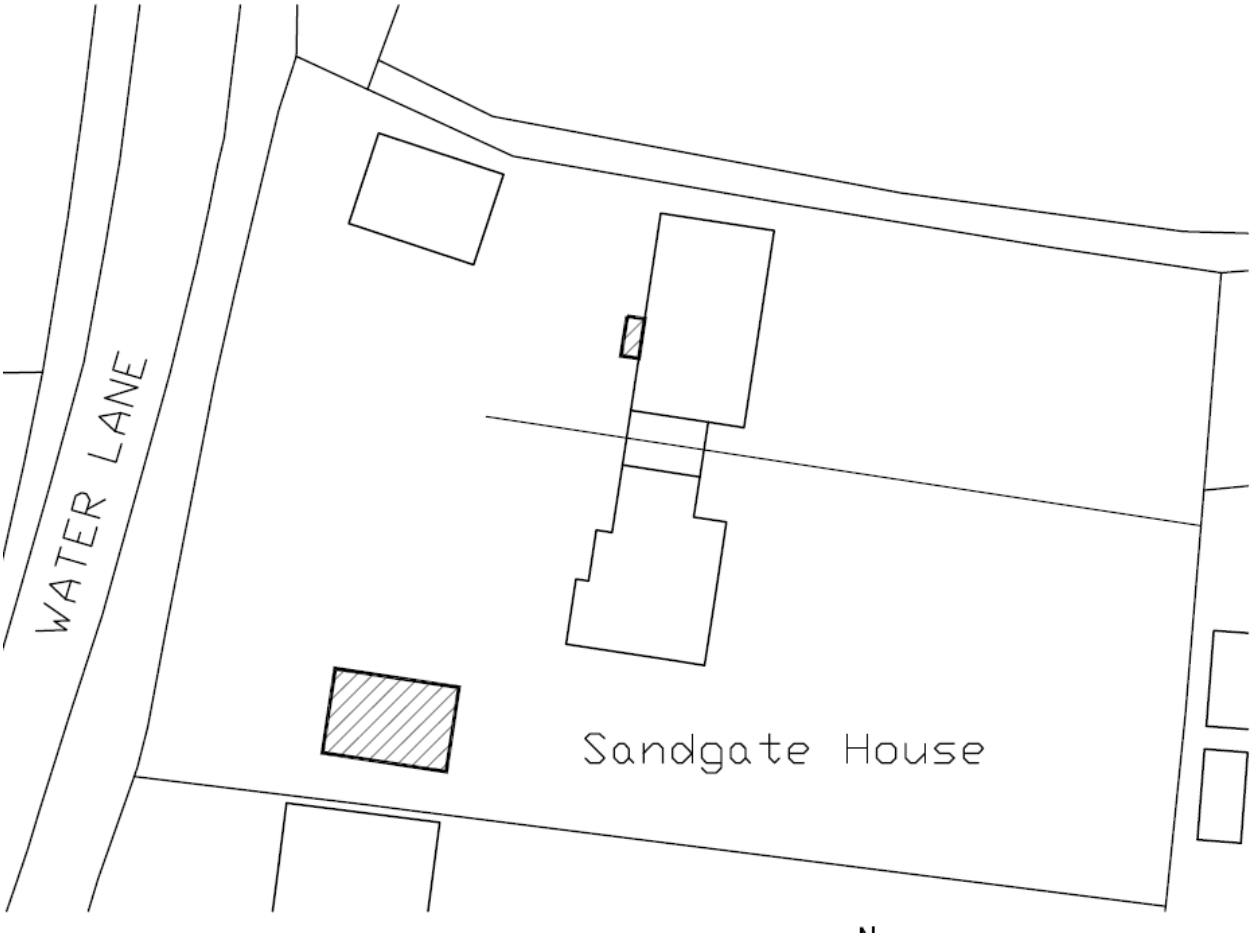
1.2 Sandgate House is located on the outskirts of the Sussex town of Storrington with Sandgate Park immediately north of the site, Sullington Warren to the west and sandgate quary further to the south of the site. Sandgate House lies on Water lane, a rural road consisting primarily of detached two storey houses and chalet bungalows and the previously mentioned quarry at the southern end of the road.

1.3 Regarding the planning history of the property, there have been four previous applications, all permitted.

- SG/35/94 - Change of use of rooms to living accommodation, alterations to elevations and enclosure of covered way
- DC/12/2184 - Erection of detached carport/garage/log store
- DC/13/0481 - First floor rear dormer and alterations

1.4 Sandgate House is a detached two storey house with seven bedrooms and a car port. The house has two wings divided by an undercroft.

1.5 Our proposal seeks to subdivide the property into two semi-detached houses with three and four bedrooms including the formation of a second car port and front porch. The proposal provides two good properties with plots sizes that match the surrounding area.



Proposed block plan at Sandgate House

1.6 The two wings of the house convert neatly into two houses without the need for extending which makes the project a sustainable development. The proposal includes a modest sized porch and a matching car port. These structures match in size and appearance so are therefore non-dominant. We conclude the proposal would not significantly harm the character of the site and surrounds, in accordance with Strategic Policy 28 of Horsham District Planning Framework.

1.7 This scheme will provide a small but useful contribution towards housing supply. Horsham District Council has not (generally) met its targets for meeting housing needs as set out in paragraph 73 of the NPPF. Consequently, the benefit of providing a new house which preserves the amenities of the area and provides a good standard of accommodation should not but underestimated.

1.8 The proposed properties have three and four comfortably sized bedrooms, with good natural light and ventilation, respectively for each bedroom and both properties have adequate amenity spaces. We feel the proposal fully complies with Strategic Policies 1, 3, 15 & 24 - 43 of Horsham District Planning Framework (2015).

1.9 Policy 1 states the 'Council will take a positive approach that reflects the presumption in favour of sustainable development'.

'The priority will be to locate appropriate development, including infilling, redevelopment and conversion within built-up area boundaries, with a focus on brownfield land. Proposals will need to ensure that development is of a scale that can retain the character and role of the settlement in terms of the range of services and facilities and community cohesion, as set out in the Settlement Sustainability Review background document.'

'As well as maintaining the viability of the smaller villages and towns, for example supporting local schools, or local shops. This policy will also ensure that the settlement function and pattern of the district is retained, retaining the rural character of the district beyond these settlements.'

Because this proposal's nature is redeveloping already existing housing stock, we believe the proposed development is in keeping with this policy.

1.10 Policies 24 -31 of the Horsham District Planning Framework Strategic asks for developments to protect the environment, have landscape character, protect the countryside, have settlement coalescence, protect landscapes without building on green belt land.

The proposal will not harm the surrounding countryside and will sit well with the existing properties. The garden areas will largely be maintained and enhanced as will the existing hedgerow surrounding two flanks of the site. There is no evidence of contamination on the site.

1.11 The proposal is attractive, functional and accessible. The new dwelling is created from the subdivision of an overtly large single detached house, and therefore follows the existing structure in both scale and appearance and integrates with the local district character. By efficiently utilizing the space occupied by a single oversized dwelling we feel this proposal optimizes the potential of the site and overall meets the quality of new development as set out in Strategic Policy 32.

1.12 Policy 33 is in place to ensure developments 'avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development'. As established earlier, our proposal is a development of a discreet nature, simply seeing one detached property dived into two semi-detached houses. Therefore, it can be assumed to follow the local character of the immediate surroundings. The spacing between the development and surrounding homes will not have been affected ensuring it would not cause material nuisance or loss of amenity to the proposed or existing adjacent residents and will not significantly harm the amenity to neighboring properties. Further, consideration has been taken to provide off-street vehicle and cycle parking and provision of refuse and recycling storage.

1.13 Horsham District Planning Framework Strategic Policies 35, 36 and 37 relate to Climate Change, energy use, sustainability.

The proposal will include high levels of insulation and renewable energy in the form of photovoltaic panels. The thermal performance of both properties is expected to surpass levels required by Part L of the Building Regulations. Rainwater harvesting tanks ensure water usage is kept to a minimum. The provision of two cycle spaces per house will encourage reduced vehicle usage but the development also provides Electric Vehicle charging points should the occupants be car users.

We feel these measures ensure the development will be energy efficient, sustainable and will not unnecessarily add to the problem of climate change.

1.14 The proposal includes rainwater collecting tanks which will reduce run off into the local watercourses avoiding adding to the issue of flooding. Policy 38 has been addressed in this manner.

1.15 The provision of Cycle storage units and Electric Vehicle charging encourages sustainable transport in line with Policy 40 & 41.

1.16 Natural England's (NE's) Position Statement on Water Neutrality within the Sussex North Water Supply Zone (SNWSZ) it is understood that Horsham District Council (HDC) require all new and reserved matters planning applications to demonstrate that the development is water neutral and/or that they do not result in a significant effect.

Their interim approach states:

'The Sussex North Water Supply Zone includes supplies from a groundwater abstraction which cannot, with certainty, conclude no adverse effect on the integrity of;

Arun Valley Special Area Conservation (SAC)
Arun Valley
Special Protection Area (SPA)
Arun Valley Ramsar Site.

As it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, we advise that developments within this zone must not add to this impact.

Plans and Projects affecting sites where an existing adverse effect is known (i.e. the site is failing its conservation objectives), to demonstrate certainty that they will not contribute further to the existing adverse effect or go through to the latter stages of the Regulations (no alternatives IROPI etc). Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality.

This application is accompanied by a Water Neutrality Statement (WNS) which demonstrates how the proposed development will achieve water neutrality.

The existing site water usage is the same as the proposed developments water use, and therefore the site can demonstrate water neutrality without the need for further offsetting.

The Water Usage Strategy confirms the proposal will be water neutral once complete and therefore satisfying Natural England's requirements.

Conclusion -

As there have been numerous planning applications in the past approved, the creation of a new porch and car port shouldn't adversely impact the application of an already developed property.

We believe this proposal is efficiently modernizing an existing house to provide an additional house by creating two generously sized semi-detached dwellings with minimal new development taking place, thus mitigating any negative impact to the surrounding area that would normally be associated with the development of a new proposed dwelling.

Because there is not a net gain in the number of bedrooms, will see a minimal increase in disturbance which is in line with policy 25 in which 'The Council will support development proposals which protects, conserves the landscape and townscape character.'

It is our opinion that approval of this proposal will provide a small but helpful provision to the Housing provision target set out in Policy 15, with the supplementing text stating that:

'in the next 20 years, there will be an need for additional housing in order to meet the increased demand which has arisen from both an increase in population and number of households. In addition, the district wishes to promote economic growth without needing people to commute long distances to fill the jobs, so further additional homes will be provided to meet this need and in order to support the wider economy of the Gatwick Diamond and beyond.'

It can therefore be concluded that this proposal is a requirement for Horsham District Council to meet their own housing provision target and as such should be approved to proceed.

This development is of a subtle nature and as shown previously it complies with numerous policies set out by Horsham District Council's Planning Framework and has a discreet additional impact on the existing site and surrounding area. Making it a subtle development.

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