Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2254
Horsebrook Cottage , Steyning Road, Wiston, West Sussex, BN44 3DD

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/20/1213 (Erection of a double storey rear extension to existing double garage (Householder Application)) Amend the floor plan and external appearance to incorporate a new side extension/dormer.

RELEVANT PLANNING HISTORY:

DC/20/1213	Erection of a double storey rear extension to existing double garage (Householder Application)	Application Permitted on 24.11.2020

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Steyning Neighbourhood Development Plan 2019 – 2031:
SNDP2 – Responsible environmental design
SNDP3 – Contribution to character

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.

Conservation Officer: There is no impact to the setting of the listed building.

South Downs National Park: No comment

Parish Comments:
Objection. Amending the existing plans should instead be getting full planning permission for an annex extension. Also, water neutrality is required for the proposed extension.

Representations:
There were no responses received from neighbour consultation.

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.

Background

The existing planning permission entailed extension and alterations to create a ground floor garage and two-bedroom annexe, with ground floor garaging and living accommodation (including kitchen) and first floor bedrooms and bathroom. The proposal entails a minor material amendment to this permission, through a variation of the approved plans list, to enlarge the building through a further two-storey extension. The resulting development would continue to provide a two-bedroom annexe within the building, with the extension providing a ground floor toilet and additional circulation space (rather than additional primary accommodation). It is considered that the proposed layout and level of accommodation would not alter the previous considerations, where it was assessed that: -

> *The proposal would provide accommodation with all the facilities required for independent day to day living. It is though considered that the proximity of the building to the main dwelling coupled with the shared access arrangements and garden space would be sufficient to create a meaningful link such that an ancillary relationship would be created. A condition is recommended to require the development be used in an ancillary manner to the main dwelling.*

As such, while the comments of the Parish are noted, the principle of providing a detached annexe on the site is therefore considered to remain acceptable and in accordance with relevant policies.

Character and Appearance

Policy 28 of the HDPF relates to house extensions in the countryside, stating they should not be disproportionate to the existing, being in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

Policies 32 and 33 of the Horsham Development Planning Framework (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.

Furthermore, Policy 34 of the HDPF aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

The extension would increase the scale and mass of the building but would be well contained within the curtilage of the site with the overall form and appearance sufficiently subservient to the principal dwelling on the site. The design would reflect elements of the existing and the extension would not harm the prevailing character or appearance of the site or surrounding area. For the same reasons the proposal would not have any adverse impact on the setting of surrounding heritage assets.

The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies. The conditions attached to the existing planning permission remain relevant to the scheme and are recommended as part of this current application.

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 scale of the proposal and the resulting relationship with neighbouring properties and land would be sufficient to ensure no unacceptable impact on neighbouring amenity, with occupation in a manner ancillary to the principal dwelling not creating significant potential for harmful levels of noise or disturbance. The amenity impacts are therefore considered acceptable and in accordance with the above policy.

Water Neutrality

The submitted details confirm that the existing planning permission has been commenced and a two-bedroom annexe could therefore be created on the site with no further permissions needed or necessary. The amendment would not increase the likely occupation of the already approved annexe, which would continue to provide two-bedrooms. If is considered that after taking these matters into account, including the comments of the Parish Council, there is no clear or compelling evidence to suggest the proposal would result in a more intensive occupation of the annexe 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 Not used.

3 **Regulatory Condition**: The new roof material and junctions at ridge, hips, eaves and verges shall be built to reflect the traditional detailing displayed on the existing building including exposed rafter feet, cut verges, bonnet hip tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Horsebrook Cottage, Steyning Road (as identified on the approved plans) as a dwelling, and shall not be used as a separate unit of accommodation.

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 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/23/2254

(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
Supporting Statement	Planning	NONE	08.12.2023
Floor plan	Proposed roof	21408/P100	08.12.2023
Elevation plan	Proposed	21408/P101	08.12.2023

Location plan		01	02.07.2020
Elevation & Floor plan	Existing	20	02.07.2020
Supporting Docs	Application Form	NONE	02.07.2020

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 01.05.2024