DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1788
26 Abbots Leigh, Southwater, West Sussex, RH13 9HX

DESCRIPTION:
Demolition of existing garage and erection of a two storey front and side extension.

RELEVANT PLANNING HISTORY:
None.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Southwater Neighbourhood Development Plan (2019-2031):
SNP14 – Adequate Provision of Car Parking
SNP16 – Design

Southwater Parish Design Statement 2011

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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:
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.

Southern Water: No objection.

Parish Comments:
XXX SUMMARISE PARISH REPRESENTATION (2XXX):

Representations:
None received

OR

XX representations have been received, objecting to / supporting the application for the following reasons: -

XXX SUMMARISE ALL REPRESENTATIONS, DO NOT CUT AND PASTE BULLET POINTS FROM PUBLIC ACCESS EMAILS (2XXX):

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.

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.

SNP14 of the SNP states that "*where a proposed development would result in the loss of a garage, the application will be refused unless the applicant can provide an alternative parking space elsewhere within the curtilage of the dwelling.*"

SNP16 – Design: "*All development must be of high-quality design. In Southwater this means:*

a. Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible."

26 Abbots Leigh, Southwater is a semi-detached dwelling in the built-up boundary of Southwater. Permission is sought for the removal of existing detached garage and erection of a two-storey front and

side extension. The extension will provide additional living space and additional bedroom on the first floor. The proposed materials are to match those of the existing as described on the application form and proposed plans.

The form of the extension would create an imbalance within the semi-detached pair, with the adjoining property extended to the side but retaining a side gable roof form. Similarly, the forward projection would be visible in views along Abbots Leigh. The proposal would though retain appropriate separation from the shared side boundary and would be reflective of the prevailing character and appearance of the wider locality, where dwelling form and design does feature variation throughout.

It is considered that taken as a whole, the proposal would 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 proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways

Policy 41 of the HDPF states that development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere, or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Policy SNP14 of the NP states that where a proposed development would result in the loss of a garage, the application will be refused unless the applicant can provide an alternative parking space elsewhere within the curtilage of the dwelling. Further, proposals that would result in the creation of additional bedroom space at existing dwellings should also include increases in parking spaces within the curtilage of the dwelling to the same level as if it were a new dwelling (as set out above) unless this is not practically possible.

The proposal would result in the loss of the existing garage and would create an additional bedroom within the dwelling. The site does though benefit from a sizeable front hardstanding which is capable of accommodating multiple vehicles, with this provision sufficient to offset any impact which may otherwise have resulted from the loss of a garage on the site. The Local Highway Authority has commented that the proposal would not be expected to have a ‘severe’ impact on the operation of the highway network, and that there are no known 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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 application form and 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).

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/24/1788
(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		NONE	19.11.2024
Location & Block plan		CH1258/001	19.11.2024
Floor plan	Existing	CH1258/002	19.11.2024
Elevation plan	Existing	CH1258/003	19.11.2024
Floor plan	Proposed	CH1258/005	19.11.2024
Elevation plan	Proposed	CH1258/006	19.11.2024
Section plan	Existing	CH1258/004	19.11.2024
Section plan	Proposed	CH1258/007	19.11.2024
Supporting Statement	Planning	NONE	19.11.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 09/01/2025

Authorising Officer sign/initial Guy Everest Date: 14.01.2025