DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0236
Normans, East Street, Rusper, West Sussex, RH12 4RD

DESCRIPTION:
Conversion of existing triple car port to ancillary residential accommodation.

RELEVANT PLANNING HISTORY
None relevant

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 40- Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
The Rusper Neighbourhood Plan was formally made on 23 June 2021.
Policy RUS3: Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Natural England: No Objection – We concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley designated sites can be rules out, as such:

We have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Nature Space Newt Officer: No objection - Thank you for consulting me on the above planning application. The type of development is not considered to be relevant to the District Licensing Scheme

in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time.

Parish Comments:
Rusper Parish Council objects to the development for the following reason:

- No details for access to site
- No description of curtilage

The Council do not feel there is enough information to make a decision

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.

Principle of the Development

Policy 28 deals with replacement dwellings and house extensions outside of built-up area boundaries, and seeks to ensure that any replacement dwellings, house extensions, outbuildings and ancillary accommodation can be accommodated appropriately within the curtilage of the existing dwelling. In addition, extensions should be in keeping with the scale and character of the existing dwelling, with ancillary accommodation and garaging having regard to the dwelling they serve and grouped with the house.

The proposal relates to an existing detached triple carport serving Normans. The proposal seeks to convert and alter the existing detached garage to form ancillary accommodation. Whilst the proposal would result in the increase in accommodation on the site as whole, the ancillary accommodation would remain in its existing position. Though the main dwelling and the accommodation would be separated some 22m, the annexe would not include kitchen facilities thus would have some reliance on the main dwelling to meet is daily needs. It is therefore considered that in principle the conversion would remain connected to the main use of the dwelling, thus would not operate as a single dwelling, and that this can be adequately controlled by way of condition.

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.

The application site is situated to the south side of East Street to the east of the settlement area of Rusper. Normans is a detached dwelling with a detached car port to the northeast of the dwelling and residential gardens. The triple car port associated to this application is of brick and timber construction with clay tiled roof. This is accessed via the main driving leading from East Street. The site forms part of a small cluster of dwellings situated to this south side of the road. It is outside the defined settlement of Rusper and in the countryside.

The proposal seeks to convert the existing triple garage into ancillary living accommodation, alterations to fenestration (to include roof lights) to front and rear elevations, but overall, the building will remain same as the existing in terms of scale and mass. The garage conversion would use materials to blend in with the existing building considered to be of an appropriate scale, form and design. While the proposal would alter the appearance slightly, it is not considered that the conversion would result in significant adverse impact on the visual amenities of the street scene to justify a reason for refusal.

It is noted that the Parish have raised an objection in regard to access and curtilage, it is considered that the applicant has provided a detailed location plan that clearly delineates the access route to the site. The plan includes the entry and exit points which are to be shared with the main dwelling as the remain ancillary. The location plan clearly marks the boundaries of the curtilage, which encompasses the main dwelling and the proposed detached garage. The red outline on the plan explicitly defines the extent of the residential area, ensuring there is no ambiguity regarding the property's limits. The curtilage has been evaluated to confirm it is proportionate and appropriate for the residential use, complying with planning guidelines.

The proposal is considered to 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.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal falls within the Sussex North Water Supply Zone and thus the proposed change of use may result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal demonstrates water neutrality or that it should be delayed awaiting an area-wide water neutrality strategy.

The proposal seeks to convert an existing garage to form a one-bedroom ancillary accommodation. The submitted strategy indicates that site currently includes a residential property and a detached carport to the northeast, which is being converted into ancillary accommodation. Only the water demand from the carport conversion is considered for water neutrality, making the current site's water demand 0l/day.

The proposed development will use on average 98.71 l/day prior to any mitigation techniques. This water demand can be reduced to 85.4 l/day through the installation of water reducing appliances. The existing water demand for the main house can be reduced by utilising the above measures in the 'reduce' section of this report. The existing dwelling has a total population of 5 which has a total water demand of 622.20 l/day. By following the above measures, this can be reduced down to 499.30 l/day. This is a total reduction in water demand of 122.90 l/day. The overall water demand will be reduced by 37.5 l/day over the existing site, resulting in the site becoming water neutral.

Therefore, with the above efficiencies in mind, the proposed water use of the annexe together with the main dwelling would be lower than the existing. Natural England have responded to the Council's Appropriate Assessment and agrees with its conclusions. The proposed development would thus be water neutral subject to conditions to secure the measures set out in the water statement.

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 **Pre-occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (25.06.2024). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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

5 **Regulatory Condition**: The conversion of the carport hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Normans, East Street, Rusper (as identified on the approved plans) 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 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/24/0236

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		DE1220/CP/01 REV P1	12.02.2024
Floor plan	Proposed roof	DE1220/CP/04 REV P1	12.02.2024
Elevation plan	Proposed	DE1220/CP/05 REV P1	12.02.2024
Photos		DE1220/CP/06 REV P1	12.02.2024
Floor plan	Existing roof	DE1220/CP/02 REV P1	12.02.2024
Elevation plan	Existing section	DE1220/CP/03 REV P1	12.02.2024
Design & Access Statement		NONE	12.02.2024
Supporting Statement	Water Neutrality Statement 2	NONE	25.06.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 25.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 26.06.2024