Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1780
Maple Hill, Newells Lane, Lower Beeding, West Sussex, RH13 6LN

DESCRIPTION:
Extending existing terrace awning over existing terrace and construction of a covered open walkway leading to a car port and new garage with overhead office room. Installation of weather protection awning to three exit doors. Replacement of double-glazed windows with triple glazed wood composite windows. Alterations to window positionings and size. Installation of additional roof lights and light shafts.

RELEVANT PLANNING HISTORY:

None relevant to this application.

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Lower Beeding Neighbourhood Plan
Lower Beeding Parish Council has No Made Plan.

Parish Design Statement:
None

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.

Parish Comments:
Lower Beeding Parish Council had no comments on this application and voted to remain Neutral.

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.

Character and Appearance

Policy 28 of the Horsham District Planning Framework (2015) seeks to ensure that outside the defined built-up areas, ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

Furthermore, Policies 32 and 33 of the HDPF aims to maintain that the 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 proposal seeks planning permission for extending existing terrace awning over existing terrace and construction of a covered open walkway leading to a car port and new garage with overhead office room. Installation of weather protection awning to three exit doors. Replacement of double-glazed windows with triple glazed wood composite windows. Alterations to window positionings and size. Installation of additional roof lights and light shafts.

The proposed extension to terrace awning including the addition of awning above the exit doors, alteration as well as replacement windows and the addition of roof lights as well as light shafts are considered acceptable minor alterations.

During the course of this application amendments were negotiated to reduce the scale of the extension to accord with Policy 28. The proposed garage with overhead office room has been amended by removing the dormer windows and replacing with rooflights, as well as reducing the extent of the balcony to just a landing platform for the external staircase. The revised scheme is now considered to be of a size, scale and mass that would be subservient to the host building and typical of a plot of this size.

Overall, it is considered that the development would not harm the character or appearance of the site or wider surrounding area 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.

Due to the orientation of the site, it is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 193 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 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).

4 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 the proposed car port hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house, Maple Hill, Newells Lane, Lower Beeding (as identified on the approved plans) and shall not be used for any trade or business nor as a separate living accommodation.

Reason: To restrict the use to one compatible with a residential area, and in order that the developments accords with Development Control Policies Development Plan Document Policy 33.

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/24/1780

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Existing	EX02	08.01.2025
Elevation plan	Proposed	NONE	18.06.2025
Elevation plan	Proposed	NONE	18.06.2025
Floor plan	Proposed	NONE	18.06.2025
Roof plan	Proposed	NONE	18.06.2025
Elevation plan	Existing	EX04	08.01.2025
Location plan		NONE	28.11.2024
Block plan		NONE	28.11.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 11.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 21.07.2025