Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0443
Ranfold Grange , Five Oaks Road, Slinfold, West Sussex, RH13 0RL

DESCRIPTION:
Alterations to existing Conservatory. Conversion of existing attached garage into habitable living space, minor alterations to existing property. Erection of a detached outbuilding.

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
Slinfold Neighbourhood Plan 2014-2031
Policy 5: Development Principles

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.

HDC Design and Conservation: No objection

Parish Comments:
No objection

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

Policies 25, 32 and 33 of the 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.

Policy 26 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be permitted if the development can be accommodated appropriately within the curtilage of the existing dwelling. It also requires that extensions should not be disproportionate to the size of the existing dwellings whilst also being sympathetic and subservient to the scale and character of the existing dwelling.

Policy 5: Development Principles states development proposals which seek to respect the design, density and layout of the surrounding area as detailed in the Slinfold Parish Design Statement will be supported.

The application seeks planning permission for alterations to existing conservatory. Conversion of existing attached garage into habitable living space, minor alterations to existing property. Erection of a detached outbuilding. The application site is set back from the highway with existing mature boundary screening. It is considered that the extensions and alterations in their entirety would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposed form and design would reflect existing elements of the host dwelling and given the plot size and the appreciable boundary screening this is considered acceptable.

The proposed detached outbuilding would be located to the northern boundary of the site and would be accessed via the existing driveway. The proposed garage would be located where it would not be visible from a public vantage point, and taking into account the design of the proposed garage, the

materials to be used and the existing mature boundary screening, it is considered that the proposed garage would not have a detrimental impact on the streetscene or the wider countryside location

In this respect, it is considered that the size and scale of the extension and alterations and detached outbuilding, would ensure that the proposed development would not have an adverse impact on the character of the host property or the countryside location generally. The surrounding area is characterised by relatively large detached dwellings and in this respect the proposal when viewed from the wider public area would be considered in the context of the prevailing character and as such, would not have a significant or detrimental impact on the character of the surrounding area, the countryside location or the setting of the Grade II Listed Buildings.

The proposals would be clearly subservient additions and are 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

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.

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.

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/24/0443
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Photos		NONE	21.03.2024
Photos		NONE	21.03.2024
Supporting Statement		NONE	22.03.2024
Location plan		660-01	21.03.2024
Block plan		660-02	21.03.2024
Floor plan	Existing	660-03	21.03.2024
Floor plan	Existing roof	660-04	21.03.2024
Elevation plan	Existing	660-05	21.03.2024
Floor plan	Proposed	660-06	21.03.2024
Floor plan	Proposed roof	660-07	21.03.2024
Elevation plan	Proposed	660-08	21.03.2024
Elevation & Floor plan	Proposed garage roof	660-09	21.03.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 02.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 17.05.2024