Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1497
Hammerhill House , Hammerpond Road, Plummers Plain, West Sussex, RH13 6PE

SITE LOCATION & DESCRIPTION:

The proposal relates to a building within the grounds of Hamerhill House. The building is noted in the description to be ancillary accommodation. While planning history has not revealed a permission for the building satellite images reveal the building has been present since 2001. This report does not assess the existing use of the building, only of the works permission is sought for.

Permission is sought for the erection of a single storey extension to the existing ancillary chalet accommodation and alterations to fenestration.

RELEVANT PLANNING HISTORY:

DC/21/1978	Erection of a single storey conservatory and side extension including alterations to the existing north wall of the swimming pool annex.	Application Permitted on 26.10.2021
DC/14/2428	Demolish existing dilapidated three bay garage and workshop with associated sheds and greenhouse. Replace with new triple garage, workshop and potting shed with ancillary accommodation in roof space	Application Permitted on 16.12.2014

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Parish Design Statement:

Lower Beeding Parish Design Statement

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:
None received

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, as well as a site visit, were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 outbuilding is visually detached from the main dwelling, with a simple unassuming single-storey form. The proposed extension would represent an increase in the scale of the building, with the proposed porch and chimney in particular creating an overtly more domesticated appearance than currently exists. The resulting building would though remain clearly subservient to the principle dwelling on the site, with the design and form appropriate to the character and appearance of the existing building and wider site and locality. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

There is no planning history for the existing outbuilding, which is set out as having been in place for an extended period of time, with varying uses which include as a holiday-let and in the manner of a residential annexe. The extensions and alterations would improve the existing layout of the accommodation, which would continue to provide one-bedroom with all the facilities required for independent day to day living. The current proposal would not though fundamentally alter the existing relationship between the outbuilding and main dwelling or alter how the accommodation could be used. The proposal would not therefore as a matter of course result in the creation of an independent dwellinghouse on the site or result in any other material change of use. It is not therefore considered that there is any fundamental conflict with Policy 28 of the HDPF.

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 accommodation 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 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).

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/24/1497

(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
Floor plan	Proposed	010_SJ_HC_GA_00	27.09.2024
Elevation & Floor plan	Proposed	010_SJ_HC_EL_00_00	27.09.2024
Block plan		010_SJ_HC_LP_01	27.09.2024
Location plan		010_SJ_HC_LP_00	27.09.2024
Supporting Docs	Application Form	NONE	27.09.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 07/01/2025

Authorising Officer sign/initial Guy Everest Date: 15.01.2025