DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0343
Woods Cottage , Muttons Lane, Ashington, West Sussex, RH20 3AL

DESCRIPTION:
Erection of a single storey, single vehicle extension to existing garage.

RELEVANT PLANNING HISTORY:

DC/20/1577	Conversion of loft space over double garage to create guest accommodation.	Application Permitted on 21.10.2020
DC/21/2080	Variation of Condition 1 of previously approved application DC/20/1577 (Conversion of loft space over double garage to create guest accommodation) Relating to increased height to garage to create first floor accommodation.	Application Permitted on 04.11.2021

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 41- Parking

Neighbourhood Plan:
Ashington Neighbourhood Plan 2019-2031

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: Arboricultural Officer:- 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

Policy 28 of the HDPF relates to house extensions / outbuildings in the countryside, stating that ancillary accommodation will be required to meet with all other appropriate design principles, demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, and that the size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house.

Policies 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.

While it is noted the proposed single storey extension to the existing garage would extend the footprint of the building, resulting in an elongated built form, the scale of the addition is considered to be relatively modest and would not significantly or adversely increase the visual prominence of the structure when read in the context of the existing dwelling. The proposed design, form and materials would reflect the existing and is considered sufficient to ensure that the resulting building would relate sympathetically to the existing dwelling and would not appear unduly dominant or intrusive.

The proposed erection of a timber frame carport would not directly impact any of the protected trees at the property, nor does it impact any trees of significant landscape value. As such there are no arboricultural concerns with the proposal.

The proposal is therefore 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/24/0343
(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
Elevation & Floor plan	Proposed	NONE	11.04.2024
Location plan		NONE	29.02.2024
Elevation & Floor plan	Existing	NONE	12.03.2024
Block plan		NONE	29.02.2024
Elevation & Floor plan	Proposed	NONE	12.03.2024
Elevation plan	Existing	NONE	04.03.2024
Elevation plan	Proposed	NONE	04.03.2024
Elevation plan	Existing and proposed	NONE	29.02.2024
Supporting Docs	Application Form	NONE	29.02.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 18.04.2024

Authorising Officer sign/initial Guy Everest Date: 25.04.2024