Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0954
Cooings, London Road, Ashington, West Sussex, RH20 3JS

DESCRIPTION:

Erection of detached front outbuilding, porch canopy and minor landscaping to existing property entrance.

RELEVANT PLANNING HISTORY:

DISC/18/0231	Approval of details reserved by conditions 4 and 6 on DC/17/1312	Application Permitted on 21.11.2018.
DC/20/1020	Removal of Condition 10 on previously approved application DC/17/1312 (Proposed demolition of existing outbuildings and erection of two single storey dwellings). Relating to occupancy of dwelling without provision of obscure glazing and non-opening windows to western elevation of 'Cooings' at first floor level.	Application Permitted on 05.11.2020.
DC/21/0070	Erection of two single storey side extensions and dormer loft conversion to each side.	Application Permitted on 08.04.2021.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Ashington Neighbourhood Plan (2019-2031):
Policy ASH3: Parking Provision

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.

Parish Comments: Objection:

- Overdevelopment of the site
- Distance of the proposed permanent building in front of the current 'building line'.

Representations:

1 representation was received which noted that the drawing had labelled the neighbouring houses incorrectly.

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 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.

Cooings is a detached dwelling located within the built-up area of Ashington. The application seeks to erect a detached front outbuilding, porch canopy, with minor landscaping to the existing property entrance. The outbuilding would be ancillary and used as an office and store, with 2 parking bays. An oak framed porch with planters is proposed on the front elevation, where this is considered an appropriate addition which would enhance the character and appearance of the front elevation. The landscaping works would also be considered acceptable.

The proposed outbuilding would be an 'L' shape and extend 10.5m in length along the front curtilage boundary, it would have a flat roof, sitting approximately 2.84m tall. The materials would be brickwork, timber cladding and weatherboarding, with the principal elevation clad entirely in weatherboarding consistent with several properties along London Road.

The application follows the submission of a pre-application (ref: PE/24/0045) with the report concluding the following:

'Whilst recognised that the proposal would utilise a flat roof to reduce its overall height and presence, the proposal would appear out of character with the street scene, with the scale and extent of the

building, as well as its design, considered to detract from the build pattern and visual amenity of the street scene. For these reasons, it is considered that the proposal would be inappropriate and would unlikely be supported.'

Since the pre-application advice, some modifications have been made to the proposal. A new 6ft fence has been installed and taller hedging has been planted along the boundary line, to reduce visibility of the outbuilding along the street scene. The ground level has been lowered to reduce the height of the outbuilding relative to the adjacent street, to try to decrease visibility, as well as the structure being repositioned 0.5m away from the boundary. Furthermore, the outbuilding structure itself has been reduced in length, so it now extends 10.5m in length, rather than 14.8m.

While it is acknowledged that steps have been taken to reduce the visibility of the outbuilding within the street scene, with the extent of the outbuilding reduced since the pre-application so it now extends 10.5m in length, this is not considered to have addressed the main concern with the siting of the proposal. The building would still sit forward of the building line. While there are examples of garages forward of the building line, these are located further down the street and are appropriate and expected within a residential area such as this, whereas outbuildings are likely found to the rear of residential curtilage and away from public vantage points. The height of the outbuilding would be 2.84m, and while it is acknowledged that the ground level is lower than the main road, this would still be visible as it sits forward of the building line.

Furthermore, the openness of the plot would be significantly reduced, within an already restricted plot. The dwellings surrounding the plot are set back from the road, and do not have anything forward of the building line, so the proposed outbuilding would be a departure from the visual character of the street scene, and the visual impact of the proposal would therefore be inappropriate.

While measures have been taken to reduce the visibility within the street scene, this is not considered sufficient to address the resultant visual impact and loss of openness within the plot. The proposed outbuilding would therefore not be considered of a design, form and scale which is appropriate to the character and appearance of the existing dwellings. It is therefore considered the visual impact of the proposal would not be acceptable and therefore would not 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.

The proposed outbuilding would a sufficient distance from neighbouring dwellings, therefore, it is considered that the siting and layout of the outbuilding and 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 Refused

Reason for Refusal:

1. The proposed outbuilding, by reason of its scale and siting, would represent an inappropriate addition positioned forward of the building line, which would result in a loss of openness and would appear visually prominent. The proposal would be out of keeping with the character and appearance of the street scene, and would therefore detract from the visual amenities of the locality and would be contrary to Policy 32 and 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/24/0954

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Block Plans	1001	24.06.2024
Site plan	Existing Site Floor Plan	1002 Rev 02	24.06.2024
Site plan	Proposed Site Floor Plan	1003 Rev 03	24.06.2024
Elevation plan	Existing Elevations	2001 Rev 01	24.06.2024
Elevation plan	Proposed Elevations	2003 Rev 01	24.06.2024
Location plan		NONE	24.06.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.08.2024

Authorising Officer sign/initial Tamara Dale Date: 19.08.2024