Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1143
Bramcote Farm , Bramlands Lane, Woodmancote, West Sussex, BN5 9TG

DESCRIPTION:

Erection of a new porch and single storey side extension and terrace

RELEVANT PLANNING HISTORY:

DC/19/1901	Erection of a single storey rear extension	Application Permitted on 24.10.2019
DC/20/0256	Erection of a two storey rear extension comprising ground floor enclosure with balcony above	Application Permitted on 07.04.2020
DC/20/0850	Erection of a single storey front extension, increase size of existing utility room and creation of door to the western elevation	Application Permitted on 30.06.2020
DC/20/2443	Erection of a first floor rear extension and construction of a balcony at first floor level to the rear elevation.	Application Permitted on 02.02.2021
DC/21/0569	Erection of a single storey side extension.	Application Permitted on 07.06.2021
DC/24/0695	Non Material Amendment to previously approved application DC/21/0569 (Erection of a single storey side extension) minor increase in width from approved plans.	Application Refused on 30.05.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 28- Strategic Policy: The Natural Environment and Landscape Character
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Woodmancote Neighbourhood Plan has been Made, of relevance to this application is Policy 3, Design.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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.

Souths Downs National Park Authority: No Comment

Parish Comments:

Support

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. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 seeks to ensure that any replacement dwellings, house extensions, outbuildings and ancillary accommodation are of an appropriate scale, siting and design, and have due regard to the countryside setting and the existing dwelling. Policy 32 and 33 of the HDPF seeks to ensure that development in the district is of a high quality design, and that the scale, massing and appearance of the development and layout (where relevant) relates sympathetically with the built surroundings and landscape.

Policy 3 of the Woodmancote Neighboruhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings, and is appropriate to the plot size.

Planning permission is sought for the erection of a of a new porch and single storey side extension. The front porch would create a covered area for the front entrance, the porch would sport a pitched roof with open sides. The single storey side extension would be located to the western elevation, for a garden room and small additional toilet. The proposed works would only be clearly visible from within the application site itself and would not be visible from a public vantage point, as such there would be no adverse impact on character or appearance of Bramlands Lane.

The proposed extension would also incorporate a raised terrace. This is considered to sit comfortably alongside the proposed extension and would sit appropriately within the curtilage.

It is acknowledged that the cumulative impact of the proposed extension and those previously permitted would arguably be disproportionate to the original dwelling. The proposal would though result in a dwelling set within a substantial plot, and given the lack of any wider adverse impacts it is considered the proposal would not amount to any degree of harm which would warrant a refusal of planning permission. Whilst the materials would contrast those of the existing dwelling, it is not considered that this would result in such harm to justify a reason for refusal. The extension is considered to be of an appropriate design and scale and would incorporate materials to match the existing. The visual impact of the proposal on the character and appearance of the existing dwelling is therefore considered acceptable.

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 terrace, 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 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/24/1143
(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	Floor Plans & Elevations As Existing	3856-SE-01 REV B	25.08.2024
Elevation & Floor plan	Floor Plans & Elevations As Proposed	3856-SE-02 REV B	25.08.2024
Location & Block plan	Block & Location Plans	3856-SE-03	25.08.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 12.09.2024

Authorising Officer sign/initial Tamara Dale Date: 13.09.2024