DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0802
Imp Cottage, Sanctuary Lane, Storrington, West Sussex, RH20 3JE

DESCRIPTION:
Replacement garage and creation of an extended driveway.

RELEVANT PLANNING HISTORY:

WS/2/98	Conservatory Site: Imp Cottage Sanctuary Lane Storrington	Application 23.03.1998	Permitted	on
WS/13/70	Garage. (From old Planning History)	Application 22.05.1970	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Storrington Sullington and Washington Neighbourhood Plan 2018-2031 (SSWNP)
Policy 14- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 46: Ancillary Accommodation

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:

HDC Arboriculture: Advice

Southern Water: Advisory

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:
Washington Parish Council: 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 site is accessed from the north side of Sanctuary Lane. The dwelling is set well back within the curtilage and an existing driveway runs past the west side of the dwelling to an existing garage building northwest of the dwelling which is fronted by a parking area. Mature trees run along the western and rear boundaries. The site is within the Storrington and Sullington built up area boundary.

Planning permission is sought to erect a replacement double garage to be located west of the dwelling, adjacent to the western boundary, and the existing driveway to be extended in front of the new garage. The proposed garage measures 6.5m depth and 6.7m width. A roof to be pitched on all sides with eaves height 2.4m and ridge to the maximum height of 5.7m. Materials are to consist of facing brickwork (with mock buttresses), plain concrete roof tiles (with bonnet hips). Timber bi folding doors are proposed to the front (south) elevation, and a pedestrian single door to side (east) elevation. The driveway to the existing garage is also proposed to be extended to the frontage south of the new garage.

Character and Appearance

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 proposed garage would be a subservient addition to the site and would sit comfortably within the spacious plot and is 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. The extent of hardstanding near the southern corner of the site has been reduced following advice from the Council's Arboricultural Officer.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Arboriculture

Sanctuary Lane is a single lane residential area characterised by its verdant appearance, with bounding hedging and trees giving seclusion to many of the properties along it. The initially proposed works may have a detrimental impact on the health of one or two of the early mature tree plantings to the frontage of the site that are proposed for retention, due to the engineering requirements for new hardstanding and drainage connection within relatively close proximity. However, due to the proximity of the existing drain run this may not be of undue concern and HDC Arboriculture further comment no significant arboricultural concerns. However, as a safeguard, the extent of new hardstanding has been reduced in an amended hardstanding plan to reduce excavations / compaction of ground for new hardstanding so as not within 4m of the stem of the Purple leafed maple (T5 on site plan).

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 garage and hardstanding 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 194 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.

Other Matters – Southern Water

The applicant has provided evidence of an agreed diversion agreement with Southern Water dated 15th April 2025 (Ref.DSA000040348. Portal Ref 18787). The consultation response advisory provided by Southern Water in response to this current application however refers to a different address namely Site: Land Adj 2 Reservoir Place Lewes Road Ashurst Wood East Grinstead West Sussex RH19 3TB and the conditions recommended are not considered relevant to this application.

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 used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The accommodation hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling Imp Cottage, Sanctuary Lane, Storrington and shall not be used as a separate unit of accommodation or for commercial purposes.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, as the establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation, and in accordance with Policies 28, 31 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Southern Water: Advisory

Existing Southern Water Assets
Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf

For information on required stand off distances from public sewers please refer to:
https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Tree planting
We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication “A Guide to Tree Planting near water Mains and Sewers” (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-plantingguide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sectorguidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Proposed works involve demolition
In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Sewer diversion possible

The attached plan shows that the proposed development will lie over an existing public sewer, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised. It might be possible to divert the sewer/water main, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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/25/0802
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	13.05.2025
Location plan		NONE	13.05.2025
Block plan	Proposed floor, roof and elevations	24544 / P101 P1	27.06.2025
Block plan	Existing floor, roof and elevations	24544 / P100	13.05.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 01.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.07.2025