Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0292
Chantry Lodge, Chantry Lane, Storrington, West Sussex, RH20 4BU

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/21/0316 (Replacement detached garage) Relating to layout removal of the proposed steps to the rear garden of the property behind the garage.

RELEVANT PLANNING HISTORY:

DC/21/0316	Replacement detached garage	Application Permitted on 30.04.2021.
DC/11/2104	Proposed garage and new vehicle access	Application Refused on 05.12.2011.
DC/04/2460	External staircase and raised decking	Application Permitted on 13.01.2005.

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 41 – Parking

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

Storrington and Sullington Parish Design Statement

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:
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 seeks a minor material amendment to the existing planning permission (ref: DC/21/0316), through a variation of the approved plans list, to accommodate a series of amendments to the approved design. The amendments include: -

- Alterations to the roof design / detailing.
- Revisions to fenestration.
- Revised materials (from render to cladding).
- Removal of rear stairs (leading to the raised garden level) with new stairs to replace the existing to the side of the dwelling, alongside the garage.

While the revised design has less detailing than the existing permission, with an arguably more functional appearance, the proposed amendments would not appreciably alter the relationship between the garage and main dwelling, with the level and scale remaining subservient and not standing out as unduly dominant or intrusive in views along the Close. The proposed materials would reflect the related dwelling, and it is noted that the previously approved render was previously acknowledged as not being prevalent in the locality. The revised stair arrangement would not be dissimilar to that existing at the site, with balustrading similar reflective of the existing. Overall, it is considered that the amendments would maintain the general character and visual amenity of the locality.

The proposed amendments would not raise any new implications in respect of neighbouring amenity, with the relationship between the garage and neighbours not resulting in unacceptable harm.

Since the original planning permission, the Council has received a Position Statement from Natural England (in September 2021). Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. Natural England have advised that any new development that takes place must not add to this negative impact. 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 **Regulatory (Time) Condition**: The development hereby permitted must be commenced by the 30th of April 2024.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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).

4 **Regulatory Condition:** Access to the flat roof over the garage hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio, or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply 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/24/0292
(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
Block plan	Proposed	2024.409.05	21.02.2024
Site plan	Existing floor, roof and elevations	2024.409.01	21.02.2024
Site plan	Proposed floor, roof and elevations	2024.409.02	21.02.2024
Site plan	Existing and proposed street scene	2024.409.03	21.02.2024
Location plan		2024.409.04	21.02.2024
Supporting Statement	Planning	NONE	28.02.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 16.04.2024

Authorising Officer sign/initial Guy Everest Date: 24.04.2024