Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1804
Silver Copse, Castle Field, Steyning, West Sussex, BN44 3FF

DESCRIPTION:
Erection of a rear ground floor extension and front porch

RELEVANT PLANNING HISTORY:

UB/19/62	Bungalow (From old Planning History)	Application Permitted on 04.07.1962
UB/29/64	Approval of outline ub/19/62 Comment: Br a. (From old Planning History)	Application Permitted on 08.07.1964
DC/23/0702	Erection of a single storey side and rear extension.	Application Permitted on 20.07.2023

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

Steyning Neighbourhood Plan:
SNDP3- Contribution on Character

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 planning permission for the erection of a rear ground floor extension and front porch including fenestration alterations and conversion of the existing garage into habitable accommodation. 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

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.

Policy 3 of the SDNP states that development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. In addition, development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The proposal is a resubmission of previously approved scheme DC/23/0702 with the scheme only incorporating a single storey rear extension and front porch together with the conversion of the integral garage into habitable accommodation and fenestration alterations. It is noted that the host property sits at an elevated position within the immediate street scene, with a footpath located to the eastern boundary.

The proposed extensions would be of modest proportions and clearly subservient to the main building. It is considered that the proposed extensions would not appear unduly prominent or intrusive and would be appropriately designed and scaled in relation to the main dwellinghouse and wider surroundings. The proposed external materials are considered acceptable in this location. 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 extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Parking

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. In addition, Policy 41 states that adequate parking and facilities must be provided within development to meet the needs of anticipated users.

The proposal seeks to remove the existing garage to convert into the third bedroom and other associated residential living space. The existing garage does meet WSCC standards for a single garage parking space (6m x 3m) however the application form outlines that the parking arrangement is not due to change as a result of the proposal, which implies that this has not been used for a parking provision. Nevertheless, the opportunity for parking within this area exists and therefore the proposal would see a reduction in a single garage parking space (which accommodates for 0.5 of a parking provision). WSCC Parking Demand Calculator outlines that 3 spaces would be sufficient to serve a dwelling of this size in this location.

Sufficient parking space to serve the dwelling appears available within the frontage parking area of the dwelling with a turn to egress the site in a forward gear. In principle, the LHA would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activity may occur from the addition of a third habitable room within the property, it is considered unlikely that any adverse impacts will result from this proposal. There is potential for cycle parking elsewhere in the plot, and no details of alternative provision are therefore considered necessary. The proposal does not therefore conflict with the above policies.

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/23/1804
(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
Location plan	Existing and Proposed	001 01	27.09.2023
Floor plan	Existing	101 03	27.09.2023
Elevation plan	Proposed	102 03	27.09.2023
Floor plan	Proposed	301 01	27.09.2023
Elevation plan	Proposed	302 01	27.09.2023
Supporting Docs	Application Form	NONE	27.09.2023

DELEGATED

Case Officer sign/initial William Omoma Date: 16.11.2023

Authorising Officer sign/initial Guy Everest Date: 22.11.2023