Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0856
Woodside , Tower Road, Colgate, West Sussex, RH12 4SX

DESCRIPTION:
Erection of a two storey side extension with internal reconfiguration, rear infill extension, replacement of all windows, installation of solar panels to roof. Demolition of existing garage and erection of a two storey garage with solar panels and glazed canopy between garage and house. Demolition of two timber sheds and erection of a metal shed.

RELEVANT PLANNING HISTORY:

D/15/2825	Erection of a single storey rear extension to be in line with cantilevered existing bedroom wall	Application Permitted on 05.02.2016

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

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.

Surrey County Council Archaeology: No objection

West Sussex County Council Highways: No objection

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 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 28 of the HDPF relates to house extensions in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should also be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

Policies 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.

The application site is set back from the highway with existing mature boundary screening. It is considered that the extensions, alterations and outbuildings in their entirety would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposed form and design would reflect existing elements of the host dwelling and although a sizeable addition, given the plot size it is not considered the resulting dwelling would be harmfully disproportionate in relation to the existing. The surrounding area is characterised by relatively large, detached dwellings and in this respect the proposal when viewed from the wider public area would be considered in the context of the prevailing character and as such, would not have a significant or detrimental impact on the character of the surrounding area or the countryside location.

The proposal is therefore 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. 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 proposal 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 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.

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/24/0856
(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 & Site plan		(01)-001 REV F	05.07.2024
Floor plan	Ground and First, as existing	(02)-001 REV A	04.06.2024
Roof plan	3D, as existing	(02)-002 REV A	04.06.2024

Elevation & Floor plan	Roof (Garage), as existing	(02)-003 REV B	04.06.2024
Elevation plan	Front and Rear, as existing	(03)-001 REV A	04.06.2024
Elevation plan	North and South, as existing	(03)-002 REV A	04.06.2024
Floor plan	Ground and First, as proposed	(07)-001 REV G	05.07.2024
Roof plan	3D, as proposed	(07)-002 REV F	05.07.2024
Elevation & Floor plan	Roof (Garage), as proposed	(07)-003 REV E	04.06.2024
Elevation & Floor plan	(Sheds), as proposed	(07)-004 REV B	04.06.2024
Elevation plan	Front and Rear, as proposed	(08)-001 REV G	05.07.2024
Elevation plan	North and South, as proposed	(08)-002 REV G	05.07.2024
Supporting Docs	Application Form	NONE	04.06.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 09.08.2024

Authorising Officer sign/initial Guy Everest Date: 22.08.2024