Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0651
8 Heatherlands, Storrington, West Sussex, RH20 3NE

DESCRIPTION:
Widening of existing driveway including extension of dropped kerb and erection of fence to the southern boundary

RELEVANT PLANNING HISTORY:

DC/23/1338	Widening existing driveway and erection of a fence to the southern boundary	Application Permitted on 04.10.2023

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 40- Sustainable Transport
Policy 41- Parking

Storrington Sullington and Washington Neighbourhood Plan
Policy 14- Design

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.

West Sussex Highway Authority: No Objection - This application seeks the widening of existing vehicular access and driveway. The site is located on Heatherlands, an unclassified road subject to a speed restriction of 30 mph in this location.

The applicant proposes to widen an existing vehicular access to approximately 6.2m. No concerns are raised from a highway safety point of view to the proposed widening of the existing access. The widened driveway will facilitate a second off-street car parking space to serve the host dwelling.

The proposed access works would be subject to a Vehicle Crossover (VCO) licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and there are no transport grounds to resist the proposal.

Parish Comments:
No Objection - The council have requested a condition is put in place - Council do not support the proposed wooden fence, this goes against the Storrington and Sullington Parish Council neighbourhood plan - Policy 15 Green infrastructure and biodiversity. Hedges can provide a habitat for birds, insects, and small animals, contributing to local biodiversity. They offer shelter, food, and nesting sites, supporting wildlife populations.

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. 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.

The application site comprises a modest detached dwelling set within a residential surrounding of similar sized plots. Planning permission is sought for the creation of a widened access to the north-eastern frontage onto Heatherlands and erection of a fence to the southern boundary. This is a resubmission of a previously approved planning application, ref: DC/23/1338, for the widening of the existing driveway and erection of fence to the southern boundary, this application includes these previously approved elements but also seeks to include the extension of a dropped kerb.

The site benefits from an established access with the proposed increase in width not considered to materially impact the visual appearance or character of the street scene. The property would retain a

landscaped front garden with no loss of trees, and while there would be a loss of shrubbery this would not be of a scale which would adversely impact on the prevailing character of the site or surrounds. The southern boundary would be of an appropriate style and would reinforce the boundary between No.8 Heatherlands and No.7, with the driveway considered to be appropriately reflective of similar examples within the street scene.

It is therefore considered that the resulting arrangement would not appear unsightly or incongruous, with the proposed paving considered to be of a material that is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area, in accordance 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.

Highways Impact

Policies 40 and 41 of the Horsham District Planning Framework states that development should provide a safe and adequate access, suitable for all users.

It is considered, following consultation with WSCC Highways, that the proposal would not raise any highway or access issues. From inspection of the plans, the proposals appear not too dissimilar from the previous permitted application at this site. The applicant proposes to widen an existing vehicular access to approximately 6.2m. No concerns are raised from a highway safety point of view to the proposed widening of the existing access. The widened driveway will facilitate a second off-street car parking space to serve the host dwelling.

The proposed access works would be subject to a Vehicle Crossover (VCO) licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

In conclusion, the proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework, and that there are no transport grounds to resist the proposal.

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).

4 **Regulatory Condition**: The post and rail fencing hereby permitted shall not exceed a height of 1.3 metres above ground level unless otherwise agreed in writing by the Local Planning Authority.

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).

NOTE TO APPLICANT
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

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/24/0651
(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 & Block plan		DE1162/01 REV P1	26.04.2024
Floor plan	Driveway, as existing and proposed	DE1162/02 REV P3	26.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 18.06.2024

Authorising Officer sign/initial Guy Everest Date: 21.06.2024