DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0673
Cherry Cottage, Amberley Road, Storrington, West Sussex, RH20 4JQ

DESCRIPTION:
Erection of a two storey rear extension and extension to existing dormer window.

RELEVANT PLANNING HISTORY:

DC/16/1308	Proposed single storey extension	Application Permitted on 15.07.2016
DC/16/0597	Erection of a single storey side extension and window replacement	Application Permitted on 28.04.2016
DC/15/2754	Erection of two bedroom bungalow and garage	Application Permitted on 28.01.2016
DC/15/1928	Erection of two storey three bedroom house and garage	Withdrawn Application on 21.10.2015
SR/16/51	Garage Comment: Formerly known as 'bowers gifford' (From old Planning History)	Application Permitted on 13.06.1951

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

Storrington, Sullington and Washington Neighbourhood Plan:
Policy 14 Design

Storrington and Sullington Parish Design Statement

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: No Objection.

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:
Objection - Representation letter from the immediate neighbour states concerns about the imposing nature of the proposed extension very close to the boundary of their property.

Representations:
One representation was received, objecting to the proposal for the following reasons: -

- Query whether the plans are correct (re: siting of building in relation to neighbours).
- The extension and roof form will appear imposing.
- Loss of light.
- Query whether the extension roof could be pitched.
- Driveway extension and likely increase in noise and disturbance, and question the need.

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, 'Cherry Cottage', is located within the Storrington Built Up Area, north of Amberley Road, and is accessed via a drive that runs adjacent to the eastern boundary of the dwellings 'Thornlea' and 'Bay Tree House'. A Public Right of Way (PROW 2972) runs east to west between Thornlea and Bay Tree House. Adjacent to the northern boundary of the application site are trees protected under Tree Preservation Order no.0402. In the past decade an area of hardstanding has been created to the rear (north) of the dwelling that extends up to the boundary line.

The host dwelling, Cherry Cottage, is a dormer style bungalow with loft accommodation providing two first floor bedrooms and a bathroom. The dwelling is composed of facing brickwork with composite cladding to the front elevation first floor. Timber roof shingles and GRP flat roof dormers. Composite cladding to the vertical walls of the roof dormers. White timber windows and doors.

Planning permission is sought to erect a two-storey rear extension (northwest elevation) by extending the roof ridge and creating a barn-end style roof form to match that existing to the front elevation. The extension would have a rear projection of 2.36m with a width and height to match the host building. The existing flat roofed dormer on the side (south-western) elevation is also to be extended in a southerly direction to provide an additional window, to match the adjacent dormer window.

In addition, the driveway is to be extended around the south and west of the dwelling to meet up with existing hardstanding at the rear (north) and northeast of the dwelling.

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 14 of the NP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposed two-storey rear extension would reflect the form, design and proportions of the existing, with a roof form to match the front elevation, and this approach would create a sympathetic and coherent appearance to the host building. The enlarged dormer would continue to be well contained within the side roofslope of the building and would not create a harmful sense of bulk or mass at roof level. The proposed extensions and enlarged hardstanding would not be particularly visible from the public realm and given the siting of the extensions in relation to neighbouring properties and land it is not considered they would appear unduly prominent or intrusive.

The nearest tree of merit to the proposed development is a mature Scots pine just beyond the fenceline in the property to the north. The tree, along with several others in relatively close proximity are subject of Tree Preservation Order no. 0402. In the past decade a large area of hardstanding has been created to the rear of the dwelling that extends right up to the boundary line. The proposed extension will require a foundation line approx. 2.34m closer to the tree. This relationship is foreseeably close to the recommended minimum root protection area of the pine tree. However, bearing in mind the compacted nature of the existing hardstanding, it will not foreseeably have a significant impact on tree rooting in the area. As such no adverse impacts on adjoining planting is envisaged.

Overall, the proposal 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. 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.

The rear extension is considered to have a modest projection and would be sited an appreciable distance from neighbouring properties, which to the north and west are marked by established intermittent trees and planting and to the east a detached garage. While the extension would be visible from neighbouring properties and land, particularly to the north where there is a break in the screening above fence level, it is considered the resulting arrangement would not lead to unacceptable harm to light or outlook, and the resulting building would not appear overbearing.

Similarly, the proposed window openings would not lead to any views which would be unusual or unexpected in a residential location such as this and no harmful loss of privacy would result. A condition is though recommended to require the new first floor rear opening be obscurely glazed, with the affected room relating to a new en-suite.

There is existing driveway located at the rear north of Cherry Cottage and the extension of the driveway, to the south and west, is not considered to introduce significant potential for harmful levels of noise or disturbance associated with its use.

For the reasons set out, it is considered that the siting and layout of the proposed extension 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.

Other considerations

The proposed block plan is consistent with the OS map, and considered to be accurate, and the relationship between the application site and neighbouring properties was viewed on a site visit.

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 and finishes of the development hereby permitted shall strictly accord with the submitted 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 **Pre-Occupation Condition:** The extension hereby permitted shall not be occupied until the first-floor bathroom window to the rear (north-western) elevation, as indicated on the approved plans, has been fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers 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/24/0673
(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 floor and roof	24525 / P102	30.04.2024
Elevation plan	Existing	24525 / P101	30.04.2024
Elevation plan	Proposed	24525 / P103	30.04.2024
Location plan		NONE	30.04.2024
Block plan	Existing floor and roof	24525 / P100	30.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.06.2024

Authorising Officer sign/initial Guy Everest Date: 24.06.2024