Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0187
Amberglade, Amberley Road, Storrington, West Sussex, RH20 4JQ

DESCRIPTION:

Erection of a double bay cart lodge.

RELEVANT PLANNING HISTORY

None relevant

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

Neighbourhood Plan:
Storrington Sullington and Washington Neighbourhood Plan has been Made.
Policy 14- Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Tree Officer: No Objection

The area of vegetation/trees to the front of the property has been denuded of mature trees over time. Currently only one oak tree remains that appears subject of the Tree Preservation Orders (Ref: TPO/0347 and TPO/0431) affecting the site. One replacement tree is due to be planted subject of condition of consent DC/23/0657.

The footprint for the car port has already been constructed on site. Satisfied that this has not had a negative impact on the root protection area of the remaining TPO oak tree. The relationship of the car port to the tree is not of longer term concern. None of the surrounding laurel, holly, birch and other understorey vegetation that provides screening to the road is subject of any statutory controls.

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 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 applicant. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 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 located within a residential area primarily defined by detached dwellings set back from the road. There are a number of examples of detached buildings positioned forward of the principal elevation, at varying distances from the road. It is therefore considered that detached buildings to the frontage of the plot is an established part of the street scene.

The proposed double cart lodge would be of a scale, form and design that would sit comfortably within the residential curtilage and would be sufficiently subservient to the main dwelling. The site benefits from mature tree screening and a fence along the northern boundary, where the proposed building would not be visible from public views. It is therefore considered that no wider visual harm would result from the development.

The proposal would be a clearly subservient addition and 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.

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.

Trees and Landscaping:

Policy 33 of the HDPF states that development should presume in favour of the retention of existing important landscape and natural features, including trees. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

Policy 31 of the HDPF outlines that development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.

The application site has been subject of several Tree Protection Orders (TPOs) albeit only 1no. oak tree remains. Following consultation with the Arboricultural Officer, it is not considered that the development has a negative impact on the root protection area of the remaining TPO tree, and the relationship between the development and this tree is not of longer term concern. No objections are therefore raised within regard impacts on trees.

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/24/0187
(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
Site plan	Site Plan	NONE	05.02.2024
Elevation & Floor plan	Base Plan, Roof Plan, Elevations	NONE Rev 0	05.02.2024
Tree plan	Tree Preservation Order - Tree Status	NONE	05.02.2024
Location plan	Location Plan	NONE	05.02.2024
Section plan	Section Detail	NONE	05.02.2024
Block plan	Location Plan	NONE	06.02.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 26.03.2024

Authorising Officer sign/initial Tamara Dale Date: 02.04.2024