Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0215
2 Townsmead, Coopers Way, Henfield, West Sussex, BN5 9FE

DESCRIPTION:
Replacement of existing summer-house with insulated garden room.

RELEVANT PLANNING HISTORY:
None relevant

SITE AND SURROUNDS
2 Townsmead is a ground floor rear flat within a block of flats (1-7 Townsmead) which lies to the northeast of Coopers Way, Henfield. The block of flats is to the east of the Henfield Town Conservation Area, and the proposed garden room would be located to the rear (east) of the building, in a corner of a private rear garden area.

A footpath / twitten (PROW 2549) runs west to east over the north boundary of the site. Boundary treatment is a high wall and the site of the proposed garden room is to be located the opposite corner of the rear amenity area, in excess of 6m from the twitten wall boundary. To the rear (east) of the site is a communal area of private woodland surrounding the development, and beyond that a row of garages. There is an existing summerhouse of smaller size to be removed.

DETAILED DESCRIPTION
Planning permission is sought to replace an existing summer house with an insulated garden room building measuring 3.5m by 3.5m with shallow mono-pitched roof to a height of 2.5m. The existing summerhouse (painted timber with felt roof) covers an area of 2.5m by 2.5m with shallow mono-pitched roof to a height of 2.4m.

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

Henfield Neighbourhood Plan (2020):
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield 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:
None

Parish Comments:
No Objection

Representations:
None received

Member Comments:
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

Design 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 12, Design Standards for New Development, of the HNP requires, inter alia, that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

The site is within the built-up area of Henfield where the presence of an outbuilding within a residential curtilage would not be unusual or unexpected. The scale and form of the outbuilding would be clearly subservient to the adjoining building and would not be unduly prominent in views from surrounding properties and land. The siting and scale of the outbuilding would have no adverse impact on the Henfield Conservation Area or the setting of the Grade II Plough Inn, the character and appearance of which would be preserved. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Amenity Impacts:

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.

While the proposed outbuilding is larger than the existing, and would be visible above the existing boundary treatment, it is considered that the scale and form is sufficiently modest such that there would be no unacceptable impact on neighbouring amenity. The window openings would be high level and the single-storey nature of the outbuilding would prevent any intrusive downward overlooking into adjoining properties and land, no harmful loss of privacy would therefore result from the proposal.

The use of the outbuilding for ancillary purposes to the existing ground floor property would not be expected to result in significant potential for harmful levels of noise or disturbance.

Water Neutrality:

The proposed garden building will be used for ancillary use and would not provide primary living accommodation, with no water connection / facilities indicated on the proposed plans. 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 Matters:

The application site is in a red Impact Risk Zone for Great Crested Newts as modelled by district licence mapping. However, it is considered that the proposed development would present a low risk to great crested newts and/or their habitats.

Conclusions:

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 all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: 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 reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should

cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a 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/24/0215

(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
Elevation & Floor plan	Existing Summer house	NONE	21.02.2024
Location plan		NONE	21.02.2024
Block plan		TQRQM24051154150882	20.02.2024
Floor plan		MGRPPHB	07.02.2024
Elevation plan		MGRPPHB	07.02.2024
Details plan	Technical Specification Cross Section	NONE	07.02.2024
Supporting Statement	Build specification details	NONE	07.02.2024
Supporting Statement		NONE	07.02.2024
Supporting Docs	Application Form	NONE	07.02.2024
Layout plan	As proposed	NONE	21.02.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 11.04.2024

Authorising Officer sign/initial Guy Everest Date: 17.04.2024