Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1098
Horsecroft, Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:
Installation of EV point to northern elevation of former garage building.

RELEVANT PLANNING HISTORY
None relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 - Design
Policy 17 - Traffic & Transport
Policy 18 - Car Parking

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation: 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:
Support

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 site is located to the west of Greyfriars Lane and is accessed via a driveway off School Lane to the north. Horsecroft is a Grade II listed detached two storey dwelling set within a sizeable plot which includes outbuildings, which are not curtilage listed, and which includes a detached brick built garage building located to the west side of the dwelling. The site is within the Storrington Conservation Area.

Planning permission is sought to install an EV point to the northern elevation of the garage building, which is set back a distance of approximately 35 metres within the curtilage of the site from the highway access to the north. The garage building dates from approximately 1919 and is not listed. The driveway used for car parking is directly between the highway access from the north and the proposed siting of the EV charger on the northern elevation of the brick-built garage building. The car charger is comparable to the size of an A4 sheet of paper, with a projecting depth of about 15 cm, and is to be contained within a metal box of brown/red brick colour.

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.

Policy 34 of the HDPF states that development is required to reinforce the special character of the District's historic environment through appropriate siting, scale, form, and design. Development should make a positive contribution to the character and distinctiveness of the area, ensuring that development in conservation areas is consistent with the special character of those areas. Development should also preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

The proposed site of the EV charger would be on a brick wall of a similar colour and would represent a modest and innocuous addition to the building. A tree and vegetation provide screening from public views and the overall visual impact would be limited. It is considered that the nature and scale of the proposal would not have any adverse effect on the setting of surrounding heritage assets, the character and appearance of which would be preserved.

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 nature and siting of the proposal is such that there would be no unacceptable harm to neighbouring amenity, in accordance with the above policy.

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

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. The provision of an electric charging point would be supported by the aims of the above policies.

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.

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/24/1098
(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 plan		NONE	13.08.2024
Block plan		NONE	14.08.2024

Location plan		NONE	13.08.2024
Supporting Statement	Heritage	NONE	25.07.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.10.2024

Authorising Officer sign/initial Guy Everest Date: 09.10.2024