Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0470
The Old Barn, Northlands Road, Warnham, Horsham, West Sussex, RH12 3SQ

DESCRIPTION:
Erection of a single storey rear orangery.

RELEVANT PLANNING HISTORY

DC/22/1293	Change of use of land from paddock to residential to accommodate construction of open swimming pool with associated plant room.	Withdrawn Application on 17.01.2023
DC/20/0497	Non-material amendment to previously approved application DC/18/0410 (Conversion of existing detached garage into ancillary accommodation. Erection of link between proposed ancillary accommodation and main existing dwelling) Relating to replacement of external stairs and installation of a roof light to side elevation	Application Refused on 21.05.2021
DC/19/2561	Variation of condition 1 of previously approved application DC/18/0410 (Conversion of existing detached garage into ancillary accommodation. Erection of link between proposed ancillary accommodation and main existing dwelling.) Relating to change of glazed screens on the front elevation to 1200mm deep windows with infill horizontal boarding to match the existing and the removal of window on side elevation and new door opening formed with part of window infilled in horizontal boarding to match the existing	Application Permitted on 19.02.2020
DC/18/0410	Conversion of existing detached garage into ancillary accommodation. Erection of link between proposed ancillary accommodation and main existing dwelling.	Application Permitted on 20.04.2018
DC/18/0383	Application for a change of land use and creation of a hard surfaced tennis court with surround fencing.	Application Permitted on 19.04.2018
DC/17/1842	Erection of stable block and construction of new access track.	Application Permitted on 25.10.2017
DC/09/0904	Single-storey orangery to North West corner of property	Application Permitted on 03.07.2009

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Warnham Neighbourhood Development Plan 2017-2031
Policy W5- Design of Residential Development

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.

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 agent. 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.

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The application seeks planning permission for the erection of a single storey rear orangery. The proposed single storey rear orangery would integrate appropriately with the existing building and despite the increase in scale would not appear unduly dominant or intrusive in views from adjoining properties and land. The footprint and scale of the resulting dwelling would not appear excessive or inappropriate in relation to the pattern and scale of surrounding development, and the proposal would represent an appropriate increase within the site.

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 or the countryside location. 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.

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.

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/24/0470
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	26.03.2024
Block plan		250224/03	26.03.2024
Elevation & Floor plan	Proposed	250224/02	26.03.2024
Elevation & Floor plan		250224/05 REV A	26.03.2024
Section plan		250224/07	26.03.2024
Block plan	Proposed	250224/04	26.03.2024
Location plan	Proposed	250224/05	26.03.2024
Floor plan	Existing	250224/06	26.03.2024
Elevation & Floor plan	Existing	250224/01	26.03.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 28.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 29.05.2024