Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0700
Greets House, 9 Friday Street, Warnham, West Sussex, RH12 3QY.

DESCRIPTION:
Conversion and alterations to an existing attached single-storey workshop and store to form an ancillary annexe, and erection of a detached outbuilding in rear garden adjacent to existing swimming pool.

RELEVANT PLANNING HISTORY:

DC/21/0462	Erection of a single-storey rear extension.	Application 20.04.2021.	Permitted on
DC/21/1093	Fell 2 x Hornbeams, 1 x Laurel and 1 x Ash, Surgery to 2 x Beech (Works to Trees in a Conservation Area)	Application 02.07.2021.	Permitted on
DC/22/1549	Surgery to 1 x Hornbeam and Fell 1 x tree (Works to trees in Conservation Area)	Application 24.11.2022.	Permitted on

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 34- Cultural and Heritage Assets

Warnham Neighbourhood Development Plan (2017-2031)
Policy W5: Design of residential development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation: Comment. The proposed rebuilding of the single storey annexe and new garden building will not harm the character of the conservation area. Please carry on.

Natural England: No Objection, concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such, no objections subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Parish Comments:
No further comments or representations.

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

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 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Greets House is a detached dwelling located within the built-up area of Warnham and the Warnham Conservation Area. The application seeks to convert and alter an existing attached single-storey side workshop to form ancillary accommodation, in the manner of an annexe, and for the erection of a detached outbuilding in the rear garden.

The proposal to convert the workshop into an annexe would not result in an increase of the built footprint with the external alterations modest in scope and nature such that it would remain clearly subservient in form and function. The workshop is not particularly visible from Friday Street due to the existing boundary treatment but would have no adverse impact on the character or appearance of the Warnham Conservation Area.

The proposed layout features all the facilities required for independent day to day living but would be read alongside the main dwelling, rather than as a new self-contained dwellinghouse. The proposal does not indicate any subdivision of the plot or independent parking / amenity spaces and the physical proximity is considered sufficient, in this instance, to mean that as a matter of course the accommodation would not be occupied in the manner of a self-contained dwellinghouse.

The proposed outbuilding would be located within the rear garden and would not be visible from the public realm. The outbuilding would be located adjacent to the swimming pool and would represent a modest addition to the rear garden. This would be clad in dark stained sawn timber weatherboarding, with a single ply polymer membrane roof. The materials would match those on the annexe, tying the outbuilding to the rest of the dwellinghouse.

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 application site occupies one of the larger plots within Friday Street. As such, the pool house would be a sufficient distance from shared boundaries to ensure no harmful impact on neighbouring amenity.

The conversion of the workshop would not result in an increased built footprint, and as such there would be minimal harm to amenity. The provision of additional residential accommodation within a built-up area would not be expected to result in significant potential for harmful levels of noise or disturbance.

It is noted that the submitted plans include a notional area of rear decking to provide access to the converted workshop building. The siting of this raised platform together with the modest size is such that there would be no unacceptable impacts on neighbouring amenity arising from its presence.

It is therefore considered that the siting and layout of the proposed outbuilding and conversion and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representation letters have been received.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The applicant submitted a Water Neutrality Statement which outlined the proposed annexe would have the potential for increased occupancy on site. The existing baseline water consumption of the site is 529 litres per day. The proposed water consumption rate of the annex would be 114.18 l/d. Water fixtures would be replaced with more efficient equivalents within the existing dwellinghouse, with these meeting the 125 l/p/d building regulations requirement. The total water usage of the site would therefore be reduced to 490 litres per day, with the retrofitted fixtures and the additional increase of the annex (375 l/d + 115 l/d). Therefore, the proposal would be water neutral and as the proposed used would be less than the existing as evidenced by water bills.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

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 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement 2 received 08.07.2024). The accommodation hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **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).

5 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Greets House, 9 Friday Street, Warnham, RH12 3QY and shall not be severed or used as a separate unit of accommodation.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, as the establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation, and in accordance with Policies 31 and 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/24/0700
(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
Location & Block plan		24_003_PL_00_106 01	17.05.2024
Elevation & Floor plan	Ground and Front, as existing	24_003sk04	03.05.2024
Elevation & Floor plan	Ground and Front, as proposed	24_003sk05	03.05.2024
Elevation plan	Roof, as existing and proposed	24_003sk06	03.05.2024
Elevation & Floor plan	Roof (Outbuilding), as existing and proposed	24_003sk03	03.05.2024
Supporting Statement	Water Neutrality	NONE 02	08.07.2024
Supporting Statement	Heritage, Brief Design and Planning	NONE	17.05.2024
Supporting Docs	Application Form	NONE	17.05.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 30.07.2024

Authorising Officer sign/initial Guy Everest Date: 30.07.2024