Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1948
25 Church Lane, Upper Beeding, West Sussex, BN44 3HP

DESCRIPTION:
Installation of a heat pump, solar panels and log burner flue. Erection of a single storey front garage extension, rear dormer and changes to external materials and fenestration.

RELEVANT PLANNING HISTORY:

UB/7/66	Erection of new dwelling (From old Planning History)	Application 06.04.1966	Permitted	on
UB/43/65	Two residences for elderly people (From old Planning History)	Application 07.07.1965	Permitted	on

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 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 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Upper Beeding Parish Neighbourhood Plan 2018-2031 (UBPNP):
Policy 8 Design Standards for New Development:

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:

HDC Environmental Health: No Objection, Advice

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:
None received

Representations:
1 representation has been received, in support of the application.

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

Character and Appearance

The application site is located on the east side of Church Lane, within the Upper Beeding BUAB, but outside the conservation area, a distance of approximately 60 metres to the north. 25 Church Lane is a two-storey detached dwelling, with an attached flat-roofed garage located at the rear northeast corner of the dwelling and which extends into the rear amenity area. The dwelling is composed of a mix of brickfacing, flint, vertical timber cladding, and white fenestration. Slate tiles to main roof and felt flat roof to the garage.

Front boundary treatment consists of brick wall and shrubs which provides screening to the front amenity area. A driveway adjacent to the northern boundary provides access and parking from the east side of Church Lane. A further gated access drive is located at the southwest corner of the site from Church Lane. This part of Church Lane is residential featuring detached two-storey dwellings of a varied character, design and mix of materials.

Planning permission is sought to erect a single-storey front garage extension, along the north (side) elevation of the dwelling, to house a bicycle store and solar panel battery bank. Brickwork facing, width and height to match the existing, and solar panels to be installed on the garage flat roof.

A rear dormer to be erected to the rear roof slope, below the height of the main roof ridge, and featuring three new windows, and solar panels to the roof of the rear dormer, below the main roof ridge. Replacement vertical timber cladding to be applied to the first-floor elevations, and the new rear dormer elevations, and to the rear garage south elevation, and part of the ground floor front elevation. The new timber cladding to be allowed to weather to a grey colour.

Replacement windows are proposed, including two velux cabrio balcony windows to the front roof slope below the existing higher level front facing windows which are also to be replaced.

Also proposed is an air source heat pump adjacent to the front driveway, and a log burner flue to the south side elevation.

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.

The site is located within a part of Church Lane which is characterised by detached two-storey dwellings and bungalows of a varying character, design and mix of materials. There is evidence in this area of extensions to dwellings, variations in materials, and first floor dormer windows to front and rear elevations.

The existing host dwelling is not of a typical design compared to other dwellings in the area, with a staggered ridge height where the rear roofslope projects over the front. The alterations to the front of the garage would be set back from the front elevation it not considered to have harmful visual impact, as with the proposed added ASHP and flue, and also the proposed fenestration and materials, all considered subservient additions of a design, form and scale and not considered inappropriate to the character and appearance of the existing dwelling or the wider area. The proposed heat pump adjacent to the front corner of the dwelling would have limited visibility from the street due to the front boundary treatment consisting of brick wall and shrubs providing screening.

By contrast, the rear ‘dormer’ addition to the rear elevation would consume the entirety of the rear elevation of the dwelling, comprising a flat roof set below the ridge of the dwelling, and would appear more like a two storey extension to the rear, with no apparent set back from the sides and eaves. The addition fails to demonstrate any level of subservience to that of the existing dwelling which would appear entirely at odds with the prevailing character of the wider area. Though the addition would be set to the rear of the dwelling, it would be partially visible from the street and from wider views to the rear of the site. Furthermore, given the site’s location between two existing bungalows on the street, the increase in height and overall bulk would not be consistent with the character of the area.

Overall, it is considered that the visual impact of the rear dormer proposal is not acceptable and would not accord with the above policies. The proposal would therefore be contrary to policy 33 of the HDPF.

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.

HDC Environmental Health have been consulted in respect of the proposed air source heat pump and it is considered that noise is unlikely to be an issue from the proposed Octopus Cosy 9 ASHP unit as it is far enough away from nearest neighbouring property to the north. It is noted that if the Applicants fit a different unit to the unit as proposed then they will need to provide the MCS020 noise calculation in a new application for approval by the local authority.

It is considered that the siting and layout of the proposed rear dormer, changes to fenestration and set back garage 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Refused

Reasons:

1 The proposed rear dormer, by virtue of its excessive scale, bulk and massing, would fail to appear as a subservient addition to the host dwelling, and would instead read as an overly dominant and visually discordant two-storey extension which would not respect the form or proportions of the existing dwelling, and; given the dwelling's location between two bungalows, the development would result in an incongruous and overbearing addition that would appear at odds with the prevailing pattern of development and character of the area. The proposal therefore does not accord with the provisions of 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/24/1948
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing first	A 462-4	16.12.2024
Floor plan	Proposed ground	A 462-3	16.12.2024
Floor plan	Existing ground	A 462-2	16.12.2024

Location plan		NONE	16.12.2024
Block plan		A 462-11	16.12.2024
Details plan	3D	A 462-10	16.12.2024
Elevation plan	Proposed	A 462-9	16.12.2024
Elevation plan	Existing	A 462-8	16.12.2024
Roof plan		A 462-7	16.12.2024
Roof plan	Existing	A 462-6	16.12.2024
Floor plan	Proposed first	A 462-5	16.12.2024
Supporting Statement	Proposed ASHP (Octopus Cosy 9)	NONE	20.01.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 19.05.2025