Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**9th December 2024**
Check Neighbours	x☐
Check Consultations (including newts) / Press List	x☐
Check Description, Plans and Supporting Documents	x☐
Print and Display Site Notice (if required)	x☐
WEEK TWO (+7)	**16th December 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	x☐
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A☐
WEEK THREE (+14)	**23rd December 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**N/A**☐
WEEK FOUR (+21)	**30th December 2024**
If no amendments required, contact agent / applicant with update on progress.	**x**☐
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**x**☐
WEEK FIVE (+28)	**6th January 2025**
14-day re-consultation letters to be sent on any amended plans	**x**☐
Prepare draft report	**x**☐
WEEK SIX (+35)	**13th January 2025**
Check 35-day Cllr call-in for Committee	**x**☐
If decision based on original plans, report to be drafted and submitted for sign off	**x**☐
WEEK SEVEN (+42)	**20th January 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	**N/A**☐
Reason for EOT	**N/A**☐

APPLICATION NO./ADDRESS:

DC/24/1899
Frennels , Stane Street, Adversane, West Sussex, RH14 9JJ

DESCRIPTION:

Erection of a single storey rear and side extension, erection of a garage, provision of a vehicular driveway.

RELEVANT PLANNING HISTORY:

DC/19/0171	Creation of new vehicular access onto Stane Street, Roman Road and on-site turning area	Application Permitted on 10.04.2019

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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 41 - Parking

Billingshurt Parish Neighbourhood Plan (2019 - 2031):
Policy Bill 2 – Housing Design and Character

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:
Design Statement for the Parish of Billingshurst

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:

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.

Arboricultural Officer: Comment

No arboricultural concerns. The property is located within the Adversane Conservation Area.

There are no trees within the site or in close proximity to the boundaries of the site that are of a size/form/condition that make a significant contribution to public amenity/landscape character. No tree constraints on property development.

Newt Officer: Comment

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, recommend that an informative should be attached to planning consent.

Conservation Officer: No objection

Parish Comments:

Billingshurst Parish Council raised 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 taken during the site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the Horsham District Planning Framework (HDPF) 2015 seeks to ensure that outside of the defined built-up areas, house extensions should not be disproportionate to the size of the existing dwelling and should be in keeping with the scale and character of the existing dwelling. Furthermore, the policy states that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF aims to maintain that development should 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 Bill 2 of the Billingshurst Parish Neighbourhood Plan states that development proposal should be guided by the Billingshurst Parish Design Statement and incorporate key features of the policy as appropriate to their scale and nature into the overall design of the development.

It is acknowledged that Frennels is a mid twentieth century bungalow that does not reinforce the character of the Adversane Conservation Area. It is well screened from public areas and does not draw undue attention. Although it has a negative impact with the Adversane Conservation Area, the proposed extensions would not exacerbate that impact. This is also the case with regard to the setting of the adjacent listed buildings. The proposed vehicular access and drive would not be harmful. Following consultation with the Council's Conservation Officer it is viewed that the re-erection of the two ancillary buildings is acceptable and would not result in harm in these new positions.

The proposed garage outbuilding would be of a size, scale and mass that would be typical form of outbuilding acceptable within a plot of this size. The pitched roof design would complement the main dwelling. It is considered that the proposed garage would be of subordinate scale to the existing dwelling and in keeping with the character of the rear garden environment.

Overall, it is considered that the proposed development would be of a subservient addition with a design, form and scale that would be appropriate to the character and appearance of the existing dwelling. The proposal would not harm the character or appearance of the wider area. It is therefore judged 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 proposal and the resulting relationship with adjacent 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.

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 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 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).

4 **Regulatory Condition**: The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water

from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy 38 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 Frennels, Stane Street, Adversane (as identified on the approved plans) as a dwelling and shall not be used as a separate unit of accommodation.

Reason: 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 contrary to Policies 26 and 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 cologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for

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/24/1899

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location Plan and Proposed Block Plan	D 1024/710/01	03.02.2025
Block plan	Block Plan	D 1024/710/02	09.12.2024
Block plan	Proposed Block Plan	D 1024/710/03	03.02.2025
Floor plan	Existing Floor Plan	D 1024/710/04	09.12.2024
Floor plan	Proposed Floor Plan	D 1024/710/05	09.12.2024
Roof plan	Existing Roof Plan	D 1024/710/06	09.12.2024
Roof plan	Proposed Roof Plan	D 1024/710/07	09.12.2024
Elevation plan	Existing Elevations	D 1024/710/08	09.12.2024

Elevation plan	Proposed Elevations	D 1024/710/09	09.12.2024
Elevation & Floor plan	Proposed Floor Plans & Elevations for Garage	D 1024/710/10	09.12.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 24.01.2025

Authorising Officer sign/initial Tamara Dale Date: 03.02.2025