Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1760
3 Blakes Cottages, Stane Street, North Heath, Pulborough, West Sussex, RH20 1DN

DESCRIPTION:
Erection of a front porch, outbuilding and installation of a chimney (Retrospective).

RELEVANT PLANNING HISTORY:

DC/22/1193	Erection of a single storey front porch and side extension and alterations to windows and doors (Lawful Development Certificate - Proposed).	Split Decision on 18.10.2022

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitats Regulations.

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 28 of the Horsham District Planning Framework (HDPF) relates to the protection of the countryside. Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development.

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.

3 Blakes Cottage is a semi-detached cottage located in a rural countryside location, approximately 180 metres west of Stane Street. Planning permission is sought for the retention of a front porch, outbuilding and a metal flue to the front roofslope.

The outbuilding sits within the front curtilage alongside the shared boundary with 2 Blakes Cottages. The structure abuts an existing garage to no. 2 and is considered to be of an acceptable siting and scale having regard to this neighbouring development. The outbuilding is constructed of timber with a tiled roof, using tiles that match those on the existing dwelling. The outbuilding is considered to be sympathetic addition which would blend well with the current house and its surroundings.

The front porch is a clearly subservient addition and is constructed from materials which are complementary to the main dwelling. The wider visual impact is limited and there has been no adverse impact on the character or appearance of the dwelling, semi-detached pair or wider surrounds.

The steel chimney is not an unexpected feature on a dwelling in this location and represents a modest addition which does not appear unsightly or incongruous, having a limited impact on the visual amenities of the locality.

It is considered that taken as a whole the proposal is of design, form and scale which is appropriate to the character and appearance of the site and 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.

It is considered that the siting, scale and form of outbuilding, porch and chimney and the resulting relationship with adjoining properties is sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy. The use of the outbuilding for incidental purposes to the main dwelling would not be expected to result in significant potential for harmful levels of noise or disturbance for neighbouring properties. It is noted that no representations have been received.

Water Neutrality

There is no clear or compelling evidence to suggest the nature, scale and intended use 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 **Regulatory Condition**: The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 3 Blakes Cottages, Stane Street, North Heath, Pulborough, West Sussex, RH20 1DN, and shall not be used as primary living accommodation or as a separate planning unit.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites and as the establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation, and to accord with Policies 26, 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/23/1760
(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
Block plan		080923	23.11.2023
Elevation & Floor plan	Outbuilding	080923	09.11.2023
Block plan		080923	20.09.2023
Floor plan		080923	20.09.2023
Elevation plan		080923	20.09.2023
Location plan		NONE	25.10.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 02.01.2024

Authorising Officer sign/initial Guy Everest Date: 09.01.2024