Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1431
Wind Whistle, Fryern Road, Storrington, West Sussex, RH20 4NE

DESCRIPTION:
Erection of a carport and garage.

RELEVANT PLANNING HISTORY:

SR/3/54	Bungalow and garage (From old Planning History)	Application 03.03.1954	Permitted	on
SR/82/54	Bungalow and garage (From old Planning History)	Application 03.03.1954	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 40- Sustainable Transport
Policy 41- Parking

Horsham District Local Plan (2023-40) (Regulation 19)
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking

Neighbourhood Plan:
Storrington Sullington and Washington Neighbourhood Plan has been Made.
Policy 14- Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:
3 letters of representation received objecting to the proposed development for the following reasons:

- Design, Privacy, Light, and Noise: The structure will be close to the roadside, elevated by about three feet, and notably tall. This will reduce light entering the objector's property, impacting their mental health and blocking views of the Downs. They also find the design unattractive and not in keeping with the street's aesthetic. Concerns have also been raised about the carport's 3.5m height on elevated ground, which will reduce light into their garden and home. They find it visually unappealing and inconsistent with the street, fearing it will negatively impact their quality of life.
- Design and Overdevelopment: The proposed structure, with a double garage and carport, is deemed too large and would congest the front area of the house, which already has a garage. The height and scale are considered imposing and inconsistent with the neighbourhood.

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 case officer site visit.

Character and Appearance

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) emphasize that new developments should blend with the existing environment by respecting the surrounding scale, massing, and appearance. While the addition of a double garage and carport introduces new mass to the property's frontage, it is designed with brick and tiled finishes that match the main residence, ensuring visual consistency. This adherence aligns with Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan, which stipulates that developments should reflect the architectural character and scale of surrounding buildings.

The property, located at Windwhistle on Fryern Road in Storrington, sits on an elevated plot approximately three feet above street level. The current residence is a two-story home with brick and tiled finishes, typical of the architectural style in this neighbourhood. The proposal includes the

construction of a double garage with an attached carport at the front of the property, with the garage footprint measuring approximately 6.2m by 6m. The proposed height of the structure is approximately 3.5 meters.

The design intends to complement the existing property by using materials consistent with the main house, including matching brickwork and roof tiles. The structure's position would be close to the roadside, similar to neighbouring properties, and aligns specifically with "Trewent," a nearby residence with a similar front-positioned garage. Whilst the neighbouring carport would be set lower than that of the proposed, the proposed scale of the building would not be of a disproportionate or visually overbearing scale. This precedent supports the visual cohesion of the street, suggesting that the proposed garage and carport would correspond with the area's existing character without disrupting the aesthetic continuity.

The proposal is considered to be 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. 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 proposed garage's height and proximity to neighbouring properties raise concerns regarding potential light access reduction, privacy, and noise. However, several factors mitigate these impacts. Firstly, the garage would be set forward relative to the neighbouring residence, aligning with the neighbouring carport and positioned on an elevated land level. Despite this elevation, the garage does not overlook any key windows of the main neighbouring property, thereby preserving privacy. Given these considerations, the proposed structure remains largely compliant with Policy 33, which seeks to protect neighbouring amenities.

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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposed double garage and carport at Windwhistle have been assessed in line with relevant planning policies, site history, and neighbouring contexts. The design is in keeping with the local character, utilizing materials and finishes that match the existing property and maintaining alignment with the architectural style of the surrounding area, as outlined by policies 32 and 33 of the Horsham District Planning Framework and Policy 14 of the Storrington Sullington and Washington Neighbourhood Plan. The proposed positioning mirrors nearby precedents, such as "Trewent," which has a similarly front-located garage, supporting visual consistency along Fryern Road.

In terms of impact on neighbouring amenities, while the proposal's height and position initially raised concerns, the structure has been planned with sensitivity to privacy and light access, avoiding direct overlook of neighbouring windows and aligning with existing development patterns. The use of compatible materials and careful positioning mitigates potential visual intrusion, meeting the requirements of Policy 33 regarding the protection of neighbouring amenities.

Therefore, the proposal is considered to be an appropriate addition that respects the character of the area, and its visual and amenity impacts are deemed acceptable. The application is recommended for

approval, as it accords with the relevant planning policies and upholds the aesthetic and residential values of the surrounding area.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/24/1431
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	PSD/2024/536 REV A01	17.09.2024
Location & Block plan		PSD/2024/536 REV A02	17.09.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 11.11.2024