Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1274
Dale Cottage, Church Street, Rudgwick, West Sussex, RH12 3ET

DESCRIPTION:
Demolition of existing concrete garage and erection of replacement garage. Erection of a single storey rear orangery.

RELEVANT PLANNING HISTORY:

RW/14/96	Replacement garage Site: Dale Cottage Church Street Rudgwick	Application Permitted on 30.04.1996.
RW/83/68	Garage Comment: B.regs 23/10/68 (From old Planning History)	Application Permitted on 25.10.1968.

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 40- Sustainable Transport
Policy 41- Parking

Rudgwick Neighbourhood Development Plan:
RNP6 – Materials
RNP7 – Architectural Style
RNP9 – Street Scene

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:
1 representation received which had no objection.

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. This is reflected by relevant policies of the Neighbourhood Plan.

Planning permission is sought for the demolition of the existing concrete garage and erection of a replacement garage. A single-storey orangery is proposed to the rear and together with the side garage would wrap around the north-eastern corner of the host building.

Dale Cottage is within the built-up area of Rudgwick and comprises a detached dwellinghouse facing onto Church Street. The proposed extensions would be clearly subservient additions and are 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 siting and scale of the extensions and the retained separation from shared boundaries is considered sufficient to ensure no unacceptable harm would result to neighbouring amenity, in accordance with the above policy.

Impact on Parking Provision

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. In addition, Policy 41 states that adequate parking and facilities must be provided within development to meet the needs to anticipated users.

The application seeks to erect a new garage, this will replace an existing concrete garage on site. The dwelling also benefits from a sizeable driveway that can accommodate several cars parked off-street. The parking provision available on site would be sufficient for a dwelling of this size. Therefore, the proposal is considered to accord with the above policies.

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.

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).

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/24/1274
(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	Existing and proposed	750/ 02	21.08.2024

Location plan		750/ 01	21.08.2024
Floor plan	Existing Ground and First	750/ 03.1	21.08.2024
Floor plan	Proposed Ground and First	750/ 05	21.08.2024
Elevation plan	Existing	750/ 04	21.08.2024
Roof plan	Existing	750/ 03.2	21.08.2024
Plans	Proposed 3D Visuals	750/ 09	21.08.2024
Plans	Existing 3D Visuals	750/ 08	21.08.2024
Elevation plan	Proposed	750/ 07	21.08.2024
Roof plan	Proposed	750/ 06	21.08.2024
Supporting Docs	Application Form	NONE	21.08.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.10.2024

Authorising Officer sign/initial Guy Everest Date: 16.10.2024