DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0360
Overdale, Haglands Lane, West Chiltington, West Sussex, RH20 2QR

DESCRIPTION:
Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/24/0029	Erection of a single storey rear extension and two bay garage.	Application Refused on 04.03.2024
WC/4/93	Extension to bungalow Site: Overdale Haglands La West Chiltington	Application Permitted on 17.03.1993
WC/19/71	Alterations and additions, including conversion of garage to bedroom a nd erection of integral garage overdale (From old Planning History)	Application Permitted on 13.05.1971
WC/39/57	Extension to bedroom (From old Planning History)	Application Permitted on 08.01.1958
WC/27/48	Bungalow (From old Planning History)	Application Permitted on 02.03.1949

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

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common Parish Design Statement:

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:
'*The Parish Council offers no objection to this application providing the garage does not form part of the application. There appears to be a disparity in so far as the application still refers to a garage, however no garage appears on the plans*.'

(HDC response - A garage is referred to in the Design Access Statement, but not in the proposed plans or proposal. The DAS has been superseded and excluded from the plans considered.)

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 property is a 3 bedroomed detached single storey chalet bungalow of walls faced with sandstone set between face brick quoins. The application site is within the West Chiltington Common built up area boundary.

The application has been assessed on the basis of the submitted details, together with the planning history of the site (including the recent previous application ref: DC/24/0029) and adjoining properties, and associated available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Background

A preceding application on the site for the 'erection of a single storey rear extension and two bay garage' was refused planning permission for the following reason (ref: DC/24/0029): -

> *The proposed detached garage, by way of its scale, siting, and mass, would result in a dominant and overbearing addition to the frontage of the site which would be disproportionate in size to the host dwelling, and which would detract from the visual amenities and characteristics of the immediate setting and wider street scene. The proposed development is not therefore considered to relate sympathetically to the built surroundings, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).*

The current application is a resubmission which omits the previously proposed front garage. The proposed rear extension reflects that considered as part of the above application.

Character and Appearance

Policies 32 and 33 of the HDPF seeks 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.

As with the preceding application, which was not refused for reasons relating to the rear extension, the proposed extension would extend centrally and would measure to a total depth of 7.3m, and would be inset from the side elevation. The proposal would incorporate a crown pitched roof set down from the main ridgeline of the dwelling and would incorporate matching materials. The proposed extension is considered to be of a design, form and scale that would sit comfortably within the context of the site and the host dwelling, where it is not considered that the proposal would result in harm to the visual amenities of the wider surroundings.

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 proposed 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 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 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/24/0360

(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
Elevation plan	Existing and proposed	NONE	06.03.2024
Floor plan	Existing and proposed	NONE	06.03.2024
Location plan		NONE	06.03.2024
Supporting Statement	Landscape and visual impact assessment	NONE	06.03.2024
Supporting Statement	Eco Systems Services Statement	NONE	06.03.2024
Design & Access Statement	updated	NONE	12.04.2024
Roof plan	Proposed	NONE	06.03.2024
Block plan		NONE	06.03.2024
Elevation plan	Existing and proposed	NONE	06.03.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.04.2024

Authorising Officer sign/initial Guy Everest Date: 01.05.2024