Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0291
Jumeira, 45A Goring Road, Steyning, West Sussex, BN44 3GF

DESCRIPTION:
Installation of a new front door, changes to fenestration and internal changes. Partial timber cladding the rear. Replacement revised rear deck area and top floor balcony.

RELEVANT PLANNING HISTORY:

ST/59/01	Erection of 1 house Site: Land Between 45-47 Goring Road Steyning	Application Permitted on 10.09.2001

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

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

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
45A Goring Road is a detached 2 storey 4-bed dwelling sited to the east side of Goring Road within the built up area of Steyning. The dwelling is composed of brick facing with sections of vertical tile hanging to the upper floor at the front and rear. The dwelling features existing balconies to the rear on the upper and middle floor level. The rear garden land falls away at a lower level to Goring Road such that the dwellings along this part of the east side of Goring Road feature a lower ground floor to the rear.

Dwellings along this part of Goring Road are large for this area, of varying design, form and materials and there is evidence of significant sized rear extensions, raised rear terraces and rear balconies to neighbouring property, including the host property.

Planning permission is sought to install a new front door, the existing front door (white) is positioned to the side of the porch, the porch has an existing front facing window. The new front door (pale green colour) would replace the existing front facing window, the existing front door is to be replaced by a window, and the canopy above to be removed.

Fenestration is to be replaced at the front and rear and an additional first floor side elevation (southwest) window is to be inserted to service a bathroom and an additional first side elevation (northeast) window is to be inserted, high level sill to be 1.7m above internal floor area) to service the master bedroom.

The central part of the rear elevation that is currently composed of brick facing is to be timber clad.

The existing rear deck area balcony and timber handrail is to be replaced and the existing external timber staircase to be replaced with a spiral staircase. The top floor rear balcony is also to be replaced. Replacement decking is to have green metal railings to the rear and fixed privacy screening to the northeast side. A new dark off green metal spiral staircase, replacing the existing timber staircase, is to be installed to access the garden. Timber / timber effect decking to be used.

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.

The proposed fenestration and external cladding is considered well designed and detailed in relation to the host building and wider surrounding area. The replacement balconies / balustrades would have a lightweight appearance and, in relation to the existing arrangement, would not appear intrusive or dominant features of the building. 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 and layout of the proposed development would not result in any unacceptable harm to neighbouring amenity. The modest increase in depth of the ground floor balcony would not create any increased potential for intrusive downward overlooking into adjoining properties and land, and no harmful loss of privacy would arise from the resulting relationship. It is noted that a privacy screen is proposed to the northern flank elevation of the ground and first floor balconies, with this secured through a recommended condition. Similarly, a condition is recommended to require a new first floor bathroom window be obscurely glazed.

It is therefore considered that the amenity impacts of the proposal are acceptable and in accordance with the above policy.

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 the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The new first-floor bathroom window to the south-western (side) elevation shall be fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The ground and first floor balconies hereby permitted shall not be first used until privacy screens have been installed in accordance with the approved drawings. The privacy screens shall be retained as such thereafter.

Reason: To protect the privacy of adjacent occupiers 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/24/0291

(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	Proposed front and rear	A 398-10	21.02.2024
Elevation plan	Existing front and rear	A 398-9	21.02.2024
Roof plan	Proposed	A 398-8	21.02.2024
Roof plan	Existing	A 398-7	21.02.2024
Floor plan	Proposed first	A 398-6	21.02.2024
Floor plan	Existing first	A 398-5	21.02.2024
Floor plan	Proposed ground	A 398-4	21.02.2024
Floor plan	Existing ground	A 398-3	21.02.2024
Floor plan	Proposed first	A 398-2	21.02.2024
Floor plan	Existing first	A 398-1	21.02.2024
Block plan		A 398-15	21.02.2024
Layout plan	Rear 3D	A 398-14	21.02.2024
Location plan		NONE	21.02.2024
Layout plan	Front 3D	A 398-13	21.02.2024
Elevation plan	Proposed side	A 398-12	21.02.2024
Elevation plan	Existing side	A 398-11	21.02.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 11.04.2024

Authorising Officer sign/initial Guy Everest Date: 17.04.2024