DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0253
Ghyll House Farm, 6 The Grange , Broadwater Lane, Copsale, West Sussex, RH13 6QW

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/23/0126 (Erection of a single storey extension to existing detached garage, with external air conditioning unit. Erection of a single storey bin store extension to dwelling) Variation sought to allow for a re-designed bin-store.

RELEVANT PLANNING HISTORY:

DC/23/0126	Erection of a single storey extension to existing detached garage, with external air conditioning unit. Erection of a single storey bin store extension to dwelling.	Application Permitted on 28.03.2023

DETAILED DESCRIPTION
This application seeks to vary condition 1 of DC/23/0126 to allow for a change to the approved plans to alter the design of the bin store. The previously approved bin-store comprised a 3.7m depth, a width of 1.8 metres with a lean-to roof to a maximum height of 1.5 metres. The proposed amendment would feature a 3.25m depth, a width of 1.45m and a dual pitched roof with a maximum ridge height of 4.2 metres and a green oak timber cladding.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 41- Parking

Nuthurst Neighbourhood Plan 2015 -2031
Policy 10: Housing Design

Nuthurst Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had

consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

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 has no further comments to make and recommends the planning application for approval by HDC.

Representations:
None received

Member Comments:
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.

Design and Appearance:

Policy 28 of the HDPF states that outside built-up area boundaries, extensions and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In reference to extensions in the countryside. The policy requires that extensions should not be disproportionate to the size of the existing building and be in keeping with the scale and character. The policy also notes that the cumulative impact of existing extensions will be taken into account.

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 Policy 10 of the Nuthurst Neighbourhood Plan which states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

The proposed amendments to the design, form and scale of the bin store are considered acceptable and would retain a subservient relationship with the host dwellinghouse, with the proposal acceptable in terms of design and scale and reflecting the characteristics of the host dwelling such that it would not appear incongruous with the site or the surrounding area. The visual impact of the proposal is considered acceptable and in accordance with the above policies.

Amenity Impacts:

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 conclusions within the previous report are still relevant, with the impact of the proposal being acceptable in principle subject to conditions regarding noise levels given the air conditioning unit proposed. The changes proposed within this current application would only seek to alter the design of the bin-store such that these previous considerations are still relevant. Overall there is no additional concern over neighbouring amenity arising from the current proposal and a condition will be attached to this application as per DC/23/0126.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development as an extension to the garage which would be for incidental uses and the bin store 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.

Conclusions:

The proposal is considered to accord with relevant local and national planning policies and is recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 28.03.2026.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 6 The Grange, Ghyll House Farm as identified on the approved site location plan, and shall not be used or occupied as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would not be essential in this countryside location and would be contrary to Policies 3, 4, 26 and 28 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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).

5 **Regulatory Condition**: The air conditioning unit hereby permitted shall not be operating or in use between the hours of 23:00 and 07:00 on any given day.

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/24/0253

(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
Site plan		101726/LONGMATE/ 003/PL-02 REV 0	15.02.2024
Roof plan	As proposed	2110078A PAGE 1	15.02.2024
Elevation plan	West and South, as proposed	2110078A PAGE 2	15.02.2024
Elevation plan	East and North, as proposed	2110078A PAGE 3	15.02.2024
Floor plan	Ground, as proposed	2110078A PAGE 4	15.02.2024
Floor plan	First, as proposed	2110078A PAGE 5	15.02.2024
Supporting Statement	Planning	NONE	15.02.2024
Elevation & Floor plan	Existing Garage	0123946A-01	23.01.2023
Elevation & Floor plan	Proposed Garage	0123946A-01	23.01.2023
Floor plan	Existing First Floor Plan	2210474 Page 5	23.01.2023
Floor plan	Existing Ground Floor Plan	2210474 Page 4	23.01.2023
Elevation plan	Existing North and East Elevations	2210474 Page 3	23.01.2023
Elevation plan	Existing South and West Elevations	2210474 Page 2	23.01.2023
Location plan	Location Plan	101726/LONGMATE/ 001/PL-01 Rev 0	23.01.2023
Block plan	Site Plan	101726/LONGMATE/ 001/PL-02 Rev 0	23.01.2023

DELEGATED

Case Officer sign/initial Hannah Darley Date: 8th April 2024

Authorising Officer sign/initial Guy Everest Date: 11.04.2024