Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0030
11 Blackbridge Lane, Horsham, West Sussex, RH12 1RP

DESCRIPTION:
Erection of single storey single garage.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/15/1941 | 2 storey rear and side extension | Application Permitted on 30.10.2015 |
| HU/41/58 | Detached house and garage. | Application Permitted on 18.07.1958 |

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

**Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:**
Policy HB3 - Character of Development
Policy HB4 - Design of Development

**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:
Horsham Denne Parish Council commented no objection on 29/01/2024.

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 application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The garage would be sited on an enclosed former access road which now forms part of the functional curtilage of 11 Blackbridge Lane. This part of the site is enclosed by closeboarded fencing and is not particularly visible or prominent in views from adjoining properties or land. The proposed garage would be of modest proportions and of a siting, form and design which would not appear intrusive or visually harmful in this location.

The garage would be sited on an existing area of hard surfacing which would represent a difficult rooting environment for adjoining trees (within the grounds of Langridge House). It would not therefore be expected that the proposal would result in any adverse impacts on adjoining visually important planting.

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 garage and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. be sufficient to prevent any unacceptable harm to neighbouring amenity.

The proposal does not include any alterations to the existing site frontage or access arrangements and no adverse effect on the highway network or highway safety is therefore envisaged.

**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/24/0030**
(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 |
|---|---|---|---|
| Floor plan | | NONE | 10.01.2024 |

| | | | |
|---|---|---|---|
| Layout plan | Layout Plan | NONE | 10.01.2024 |
| Elevation plan | Façade 1-3 | NONE | 10.01.2024 |
| Elevation plan | Façade A-C | NONE | 10.01.2024 |
| Elevation plan | Façade 3-1 | NONE | 10.01.2024 |
| Elevation plan | Façade C-A | NONE | 10.01.2024 |
| Section plan | Section A-A | NONE | 10.01.2024 |
| Location plan | | NONE | 08.01.2024 |
| Block plan | | NONE | 08.01.2024 |
| Supporting Statement | Details | NONE | 08.01.2024 |
| Supporting Docs | Application Form | NONE | 08.01.2024 |

**DELEGATED**

Case Officer sign/initial J.Burrowes Date: 01/03/2024

Authorising Officer sign/initial Guy Everest Date: 06.03.2024