DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2084
Selehurst Gardens, The Cottage , Brighton Road, Lower Beeding, West Sussex, RH13 6PR

DESCRIPTION:
Demolition of existing conservatory and erection of a two storey extension to serve The Cottage, Selehurst Gardens

RELEVANT PLANNING HISTORY

DC/24/0231	Application to confirm the use of The Cottage as self-contained, independent dwelling for continuous period in excess of 4 years (Lawful Development Certificate - Existing)	Application Permitted on 05.04.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 30- Protected Landscapes
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Lower Beeding Neighbourhood Plan (LBNP) 2014 - 2031:
Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. The following policy is considered to be of significant weight, subject to water neutrality being demonstrated:-

Policy 12 - Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Arboriculture: The application is accompanied by a tree survey and AIA (relating to an earlier application for more substantive works) that appears a fair reflection of the species, size and position of trees potentially impacted upon by the proposed development.

The tree belt consists of mature oak and beech with associated understorey and provides good screening to the road. Subject to implementation of working constraints to protect key soft ground rooting areas of the nearest mature trees from the process there will be no foreseeable landscape harm.

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:
Lower Beeding Parish Council commented no objection to the proposal on 12/12/2023.

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
This application is for the demolition of existing conservatory and erection of a two storey extension to serve The Cottage, Selehurst Gardens, Brighton Road, Lower Beeding, West Sussex. The Cottage is a is an independent dwelling attached to Selehurst Gardens off Brighton Road / A281, Lower Beeding. The Cottage along with Selehurst Gardens create a large dwelling that has been extended over the years resulting in multiple build phases. The dwelling houses exist outside the built up area boundary.

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

Policy 28 of the HDPF relates to house extensions in the countryside and states that extensions should not be disproportionate to the existing dwelling, being in keeping with the existing scale and character. In addition, ancillary accommodation should demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, and that the use of ancillary accommodation as a separate dwelling will not be supported.

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 12 of the LBNP, which states that "development proposals which are in keeping with the local vernacular will be supported".

Policy 12 of the LBNP states that development proposals which are in keeping with the local vernacular will be supported.

This application entails demolition of an existing conservatory and the erection of a two-storey side / rear extension. The Cottage has a somewhat disjointed appearance deriving from previous extensions and alterations. The proposed extension would create a more coherent appearance, particularly to the front and rear elevations, with a form and design which would reflect and enhance both The Cottage and Selehurst Gardens. The proposal would result in a more substantial building it would remain set within spacious grounds, and the resulting scale of the building would not be disproportionate in this context.

The site lies to the west of the High Weald AONB, with the siting and scale of the development such that it would not have any adverse impact on the special qualities of the AONB, with the surrounding woodland not affected by the proposed development.

The proposal in its totality is 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 surrounding 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.

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

The property benefits from a lawful development certificate which confirms use as a self-contained dwelling. 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 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number "Arboricultural Impact Assessment Arboricultural Method Statement", as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

- Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and measurements 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/23/2084

(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
Location & Block plan		DE1072 / E / 01 REV P2	17.11.2023
Floor plan	Proposed	DE1072 / E / 07	16.11.2023
Elevation plan	Proposed	DE1072 / E / 10	16.11.2023
Roof plan	Proposed	DE1072 / E / 09	16.11.2023

Elevation plan	Proposed	DE1072 / E / 11	16.11.2023
Supporting Statement	Arboricultural Impact Assessment	NONE	16.11.2023
Floor plan	Existing	DE1072 / E / 03	16.11.2023
Floor plan	Existing	DE1072 / E / 02	16.11.2023
Elevation plan	Existing	DE1072 / E / 05	16.11.2023
Roof plan	Existing	DE1072 / E / 04	16.11.2023
Elevation plan	Existing	DE1072 / E / 06	16.11.2023
Floor plan	Proposed	DE1072 / E / 08	16.11.2023

DELEGATED

Case Officer sign/initial J.Burrowes Date: 05/04/2024

Authorising Officer sign/initial Guy Everest Date: 09.04.2024