Horsham District Council

John Rippin
John Rippin Associates
Little Tanyard
Petworth Road
Wisborough Green
Billingshurst
RH14 0BH

Application Number: DC/19/0180

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr and Mrs James Sage

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Erection of a single storey side extension

Star Farm Gay Street Lane North Heath Pulborough

to be carried out in accordance with Application No. DC/19/0180 submitted to the Council on 28/01/2019 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 20/03/2019

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		SF/07/01	25.01.2019
Block plan		SF/07/02	25.01.2019
Elevation plan	Existing	SF/07/03	25.01.2019
Floor plan	Existing	SF/07/04	25.01.2019
Elevation plan	Proposed	SF/07/05	25.01.2019
Floor plan	Proposed	SF/07/06	25.01.2019

Reason: For the avoidance of doubt and in the interest of proper planning.

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).

Note to Applicant:
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the

standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeal
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at www.planningportal.gov.uk/pcs

Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/19/0180
Star Farm, Gay Street Lane, North Heath, Pulborough, West Sussex, RH20 2HN

DESCRIPTION:
Erection of a single storey side extension

RELEVANT PLANNING HISTORY:

DC/16/0796	Proposed single storey side extension as permitted under DC/13/1418	Application Permitted on 17.05.2016

RELEVANT PLANNING HISTORY
None relevant

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
There is no made plan

Parish Design Statement:
Pulborough Parish Design Statement, 2013

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Consultations:
None received

Parish Comments:
No objection

Representations:
None received

HUMAN RIGHTS:
Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

The application site comprises a detached two-storey dwellinghouse on the northern side of Gay Street Lane, which is characterised by sporadic residential dwellings in a countryside location. The existing building consists of brick facing and stone walls to all elevations, crittal windows and a tiled roof. To the south, Beedings Farm, are Grade II Listed Buildings.

The application seeks consent for the erection of a single-storey side extension which would feature a pitched roof and materials to match the existing. The application is a replica of that previously approved under ref: DC/16/0796, and this permission remains extant until May 2019. As with the existing permission, the proposed extension is considered to be of an appropriate design, form and scale in relation to the existing building and would not harm the character or appearance of the wider area. The site is well screened along the frontage and the proposal would not adversely impact on the setting of adjoining Listed Buildings.

It is considered that the scale and siting of the extension coupled with the separation from adjoining properties would be sufficient to prevent any significant impact on the amenities of adjoining occupiers.

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/19/0180
(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 plan		SF/07/01	25.01.2019
Block plan		SF/07/02	25.01.2019
Elevation plan	Existing	SF/07/03	25.01.2019
Floor plan	Existing	SF/07/04	25.01.2019
Elevation plan	Proposed	SF/07/05	25.01.2019
Floor plan	Proposed	SF/07/06	25.01.2019

DELEGATED

Case Officer sign/initial	Guy Everest	Date:	20.03.2019
Authorising Officer sign/initial	J Hawkes	Date:	20.03.2019