Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0326
56 Finians Field, Barns Green, West Sussex, RH13 0NQ

DESCRIPTION:

Conversion of existing garage into habitable space including raising of the roof level to allow for insulated flat roof.

RELEVANT PLANNING HISTORY:

I/4/81	Single storey extension and chimney stack. (From old Planning History)	Application Permitted on 08.04.1981

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 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

Neighbourhood Plan:
The Barns Green and Itchingfield Neighbourhood Plan is in progress to proceed to Referendum.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

WSCC Highways: No Objection

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:

Recommends this planning application for approval.

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

56 Finians Field is a mid-terraced dwelling with an integrated single flat-roofed garage which partly projects forward of the dwelling. The adjoining neighbouring properties show evidence of stepped front elevations and each features a forward projecting garage and/or porch element. The host property garage height appears at a slightly lower existing height to the neighbouring garage.

The dwelling is composed of brick facing, vertical tile hanging, tiled pitched main roof, single ply felt membrane roof to the garage projection, white upvc windows and fascia board to garage. There is sufficient off-street driveway parking at the front of the house for 2/3 cars.

Planning permission is sought for the conversion of existing garage into habitable space including raising of the roof level from 2.356m to 2.460m to allow for an insulated flat roof. The width and forward projection of the existing garage element to remain unchanged. Materials to consist of brickwork facing, felt roof, white upvc fascia, all to match existing. Garage doors to remain and provide access to a storage area at the front part of the existing garage space, and a new internal bathroom to the rear part of the garage space.

Character and Appearance

Policy 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 proposal would be a clearly subservient addition and given existing neighbouring development in the area, the modest roof raise of the garage element 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 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.

Highways

The WSCC Local Highways Authority has been consulted as this application seeks the conversion of garage to habitable space and associated works. The site is located on Finians Field, an unclassified road subject to a speed restriction of 30 mph.

No changes are proposed to the existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of use of the existing access point.

The internal alterations to convert the garage would result in the loss of an off-road parking space. It is however noted that the existing garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). An existing driveway with at least two off-street parking spaces is to be retained. Therefore, following consultation with WSCC Highways, it is not considered that the loss of the garage would be unacceptable. It is considered that there is sufficient capacity on the site and the wider area to accommodate any loss. As such, no concerns would be raised regarding loss of existing parking provision.

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: 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/24/0326
(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	Location and Block Pla	DS/Finiansfield56/03	27.02.2024
Floor plan	Existing and Proposed Floor Plans	DS/Finiansfield56/01	27.02.2024
Elevation plan	Existing and Proposed Elevations	DS/Finiansfield56/02	27.02.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.04.2024

Authorising Officer sign/initial Tamara Dale Date: 25.04.2024