Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1769
Moorings, Washington Road, Storrington, West Sussex, RH20 4BY

DESCRIPTION:
Demolition of existing garage and erection of new garage with habitable living space above.

DESCRIPTION OF THE SITE
The application site comprises a two storey detached dwelling located on the northern side of Washington Road within the built up area of Storrington. The application site is set back from the highway with existing mature boundary screening. The application site comprises one of a number of large, detached properties occupying reasonably sized plots.

DESCRIPTION OF THE APPLICATION
The application seeks planning permission for the demolition of existing garage and erection of new garage with habitable living space above. The proposed structure would measure approximately 13m by 6m and would be positioned to the eastern side of the rear amenity space. It would comprise a garage and garden store and games room and office space at first floor level.

RELEVANT PLANNING POLICIES
**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage
Policy 41 - Parking

**Neighbourhood Plan:**
Storrington Sullington and Washington Neighbourhood Plan 2018-2031
Policy 14- Design

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

**Horsham District Local Plan (2023-40) (Regulation 19)**:
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Policy 46: Ancillary Accommodation

**Supplementary Planning Guidance**:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

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

PUBLIC CONSULTATIONS:

Representations:
2 letters of representation received from the same address objecting to the application for the following reasons:

- Proximity to the boundary hedge
- Footprint and height of proposed outbuilding
- Loss of light
- Removal of existing boundary treatment
- Potential new dwelling
- Impact on neighbouring amenity

Parish Comments:
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

**Design 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 14: Design 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 and landscape.

The application seeks planning permission for the demolition of existing garage and erection of new garage with habitable living space above. The proposal would represent a significant addition to the rear curtilage and would be visible above the existing boundary screening and would introduce additional built form on the site. The extent of the building would dominate the rear of the site and would contrast with the existing pattern of development along Washington Road. While outbuildings are clearly present in the wider surroundings, they are of a scale which reflects their incidental and subservient from and function. The proposal would appear in stark contrast to this character, representing a visually incongruous addition to the site which would appear as an unduly dominant addition to the site, creating an overdeveloped appearance which would be out of keeping with the prevailing character and appearance of the side and wider surroundings.

The proposed development would represent a substantive building when read in the context of the existing dwelling and would have a minimal degree of subservience to the existing dwelling. When coupled with the overall footprint, scale and massing of the proposal, it is considered that the building would result in a dominant addition that would visually and physically compete with the host dwelling and would appear overtly domestic for an 'ancillary' building. The proposal would have little regard for the dwelling to which it would serve, with the building considered disproportionate when considered against the existing built form.

It is considered that the proposal would fail to respect or complement the existing building and the wider streetscene and would result in harm to the character and appearance of the host property. Any such needs for additional garage space would not though be considered to outweigh the harm, particularly since the needs could be met by a more sensitive scheme.

**Amenity Impact:**

Policy 33(2) 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 position of the proposed garage on and oversailing the boundary with Nethercote and the height proposed, it is considered that this element of the proposal represents an overbearing, oppressive and unneighbourly addition that would reduce light and outlook for occupiers of Nethercote to the detriment of their overall amenity. It is considered that the proposal would fail to respect or compliment the existing building and the wider streetscne.

**Water Neutrality**:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

**Biodiversity Net Gain (BNG):**

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements

(Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

**Conclusions**:
For the reasons set out above, the outbuilding, by virtue of its scale, height and footprint represents a prominent addition, which would result in an overbearing and intrusive addition which fails to reflect the size of the plot and the rear garden of the host property. The development would detract from the built surroundings and is considered to be at odds with the prevailing character of the area and visual amenities of the locality. The development is therefore considered to be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and is recommended for refusal.

**Recommendation: Application Refused**

Reasons for Refusal:

1. The proposed development, by virtue of its size, bulk, and massing, would represent an unduly dominant and incongruous addition to the site and locality which would be out of character with the existing dwelling and the wider surrounding area, and would result in adverse amenity harm by way of overbearing to the neighbouring property to the east (Nethercote). The proposed development would be at odds with and be harmful to the prevailing character and appearance of the wider surroundings, and no public benefit has been identified to outweigh such harm. The development would therefore detract from the visual amenities of the locality and is contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan (2018-2031).

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/24/1769**
Schedule of plans/documents **not approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Elevation plan | Existing | 138_03 | 15.11.2024 |
| Site plan | Proposed | 138_04 | 15.11.2024 |
| Floor plan | Proposed | 138_05 | 15.11.2024 |
| Elevation plan | Proposed | 138_06 | 15.11.2024 |
| Location & Block plan | | 138_01 | 15.11.2024 |
| Floor plan | Existing | 138_02 | 15.11.2024 |

**DELEGATED**

| | | | |
|---|---|---|---|
| Case Officer sign/initial | Marie Riggs | Date: | 06.01.2025 |
| Authorising Officer sign/initial | RHERMITAGE | Date: | 08.01.2024 |