Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0029
Overdale , Haglands Lane, West Chiltington, West Sussex, RH20 2QR

DESCRIPTION:

Erection of a single storey rear extension and two bay garage.

RELEVANT PLANNING HISTORY:

WC/27/48	Bungalow (From old Planning History)	Application Permitted on 02.03.1949
WC/39/57	Extension to bedroom (From old Planning History)	Application Permitted on 08.01.1958
WC/19/71	Alterations and additions, including conversion of garage to bedroom a nd erection of integral garage overdale (From old Planning History)	Application Permitted on 13.05.1971
WC/4/93	Extension to bungalow Site: Overdale Haglands La West Chiltington	Application Permitted on 17.03.1993

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

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common Parish Design Statement:

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.

WSCC Highways: Comment

The site is located on Haglands Lane, an unclassified road subject to a speed restriction of 30 mph.

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

Note that the two proposed garage bays fall short of the minimum internal specifications for garage bays of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the applicant is advised to enlarge the proposed garage to MfS specifications, to ensure modern sized cars can be accommodated inside. Notwithstanding this, the proposals are not anticipated to give rise to a highway safety concern, and the LHA acknowledge that the driveway appears of suitable size to accommodate an appropriate amount of parking to serve the host dwelling.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Parish Comments: Objection. Incomplete with regards to the proposed garage. The garage is unacceptably forward of the building line.

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 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 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 application relates to a single storey rear extension and a detached two bay garage to be positioned to the frontage of the site.

The proposed extension would extend centrally and would measure to a total depth of 7.3m, and would be inset from the side elevation. The proposal would incorporate a crown pitched roof set down from the main ridgeline of the dwelling and would incorporate matching materials. The proposed extension is considered to be of a design, form and scale that would sit comfortably within the context of the site and the host dwelling, where it is not considered that the proposal would result in harm to the visual amenities of the wider surroundings.

The proposed garage would be positioned to the south-eastern corner of the site, slightly set back from the frontage. The site is open along the frontage with a post and rail fence defining the boundary. As such, the application site is visible from wider views along the street, where the proposed garage would sit prominently within the street scene. The proposal would incorporate a garage and open car port to the southern end of the building, and would utilise a half-hipped roof. The proposal would extend to a height to match the ridge line of the existing bungalow, where its siting along the frontage would result in a dominant addition within the street.

It is recognised that there are several examples of detached buildings to the frontage of nearby properties, however these are of a more modest scale and shallower roof pitch, with boundary hedging and trees reducing the visual prominence of the built form. These buildings are of single storey height, where the proposed garage would represent a larger scale and mass than other nearby examples. When coupled with the proximity to the site boundary and the openness of the site frontage, it is considered that the proposal would result in a large and dominant addition that would appear intrusive within the immediate street scene. This would be further exaggerated by the overall height of the building which would not be subservient to the host dwelling.

For these reasons, the proposed detached garage is considered to be of a scale, form, and mass that would result in an intrusive and overbearing addition to the frontage of the site, which would appear out of character with the visual amenities and character of the street scene. The proposal is therefore considered to result in adverse harm, which would not be overcome by the additional planting as indicated on the plans. The proposed detached garage is therefore considered to be contrary to Policies 32 and 33 of the HDPF.

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

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 proposed detached garage, by way of its scale, siting, and mass, would result in a dominant and overbearing addition to the frontage of the site which would be disproportionate in size to the host dwelling, and which would detract from the visual amenities and characteristics of the immediate setting and wider street scene. The proposed development is not therefore considered to relate sympathetically to the built surroundings, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015). The application is therefore recommended for refusal.

Recommendation: Application Refused

Reason(s) for Refusal:

1 The proposed detached garage, by way of its scale, siting, and mass, would result in a dominant and overbearing addition to the frontage of the site which would be disproportionate in size to the host dwelling, and which would detract from the visual amenities and characteristics of the immediate setting and wider street scene. The proposed development is not therefore considered to relate sympathetically to the built surroundings, contrary to Policies 32 and 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/24/0029
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Garage Floor Plan	NONE	02.02.2024
Elevation plan	Garage Elevations	NONE	02.02.2024
Elevation plan	Elevation 2 Existing & Proposed	NONE	08.01.2024
Elevation plan	Elevations 1 Existing & Proposed	NONE	08.01.2024
Floor plan	Floor Layout Existing & Proposed	NONE	08.01.2024
Location plan	Location Plan	NONE	08.01.2024
Block plan	Site Layout Plan	NONE	08.01.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 04.03.2024

Authorising Officer sign/initial Guy Everest Date: 04.03.2024