Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0285
Blackgate Cottage, Blackgate Lane, Pulborough, West Sussex, RH20 1DD

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/24/1648 (Demolition of existing rear conservatory. Erection of a two storey side extension, single storey rear extension and alterations to roof) for revised drawings to incorporate alterations to the fenestration and a revised first floor design.

RELEVANT PLANNING HISTORY:

DC/24/0961	Single-storey side extension and two-storey rear extension to existing dwelling (Lawful Development Certificate - Proposed)	Application Permitted on 21.08.2024
DC/24/1648	Demolition of existing rear conservatory. Erection of a two storey side extension, single storey rear extension and alterations to roof.	Application Permitted on 16.12.2024

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Pulborough Neighbourhood Plan:
Pulborough 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 policies are of significant weight subject to water neutrality being demonstrated: -

Policy 1 – A Spatial Plan for the Parish
Policy 15 – Design

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.

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.

Parish Comments:

No Objection

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 site, namely Blackgate Cottage, is located 0.5 km northwest of the A29, to the east side of Blackgate Lane, and consists of a detached two storey 4-bedroom dwelling with existing outbuildings to the side (north) and rear (west) all within the northern half of an overall plot of approximately 1.2 acres. A garden curtilage of the dwelling extends primarily from the south side of the dwelling. The dwelling is composed of red brick quoins with stonework elevations, and slate tiled pitched roofing. White uPVC windows and doors. A lean-to conservatory is located along the southwest (rear) elevation.

The site is outside any built-up area boundary and is a countryside location in terms of planning policy. The nearest neighbouring dwelling (Foxlands) is approximately 100 metres southeast of the host dwelling and on the opposite (east) side of Blackgate Lane.

Planning permission was permitted under reference DC/25/0285 to demolish the existing rear (southwest) conservatory and the erection of a two-storey side (southeast) extension, with a single-storey rear (southwest) extension replacing the conservatory. This current application seeks to vary the approved plans under application reference DC/24/1648 to alter the fenestration and to revise the first floor design.

Character and Appearance

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

Policy 28 of the Horsham District Planning Framework (HDPF) relates to extensions and redevelopment of dwellings in the countryside, stating that:

"*Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:*

3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and

4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported."

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 Pulborough Parish Neighbourhood Plan (Policy 15 – Design) details that 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, as detailed in the Pulborough Design Statement and Nutbourne Design Statement.

The proposal would alter window and door openings on each elevation, the roof form to the southwest elevation, and would reposition the en-suite, creating an additional footprint to the first floor. An external door porch canopy would be created, and further internal reconfigurations. The amendments would match existing features and it is considered that the visual impact of the proposal is acceptable and would accord with the above policies. The dwelling has a sizeable curtilage and the nature of surrounding screening and presence of existing structures within the site such that the dwelling sits comfortably within the site and would not appear unduly dominant or intrusive.

The proposal 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.

The nearest neighbouring dwelling has a significant separation distance and it is considered that the siting and layout of the proposed alterations and the resulting relationship with adjoining properties with intervening boundary treatments and development 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.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 must be commenced by the 16.12.2027.

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 the submitted plans and application form.

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/25/0285
(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
Floor plan	Ground and First Floor Plans As Existing	1361 GA 01 Rev B	25.02.2025
Elevation plan	Elevations As Existing	1361 GA 02 Rev B	25.02.2025
Section plan	A-A and B-B Sections As Existing	1361 GA 03	25.02.2025
Floor plan	Floor and Roof Plans As Proposed	1361 GA 04 Rev C	25.02.2025
Elevation plan	Elevations As Proposed	1361 GA 05 Rev D	25.02.2025
Section plan	Elevations As Proposed	1361 GA 08 Rev C	25.02.2025
Location & Block plan	Block and Location Plans As Proposed	1361 SI 05 Rev A	25.02.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 15.04.2025

Authorising Officer sign/initial ..... Date: .....