Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1416
14 Beechings, Henfield, West Sussex, BN5 9XB

DESCRIPTION:

Conversion of a shipping container into a residential annex and construction of decking (Part-retrospective).

RELEVANT PLANNING HISTORY:

No relevant planning history

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

Henfield Neighbourhood Plan (2017-2031):
Policy 12 - Design Standards for New Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Natural England: No Objection.

Concur with the conclusion of your authority's HRA appropriate assessment and have no objection's subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Parish Comments: No Objection

Provided that this remains ancillary to the main residence.

Representations:

7 representation letters from 4 households were received which objected to the application:

- Environmental Impact – spoil heaps can lead to soil erosion, water contamination and habitat disruption.
- Land stability – unstable
- Loss of natural light
- Waste management – does not comply with waste management regulations.
- Building regulations compliance – does the steel container meet regulations.
- Compromise privacy – elevated position of the structure would allow direct line of sight.

- Structural concerns – no foundations on unstable grounds
- Steel structure not in-keeping with surroundings
- Increased occupants, increased parking issues

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.

Policy 12 of the Henfield Neighbourhood Plan states that as appropriate to their scale, nature and location, development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement. In addition, as appropriate to the site concerned, development proposals should be of a high quality scale, density, massing, height, landscape design, layout and materials and reflect the architectural and historic character and the scale of surrounding buildings and street scene/landscape.

14 Beechings is a semi-detached dwelling located within the built-up area of Henfield. The site benefits from a long narrow garden with land-levels sloping up towards Upper Station Road. The application seeks the part-retrospective conversion of a shipping container into a residential annex and the proposed construction of decking. The residential annex would have a bedroom and bathroom and would be occupied by an occupant of the main dwellinghouse, reliant on the kitchen facilities so is considered an ancillary addition.

The current appearance of the shipping container is industrial and out-of-keeping with the area. It is noted that the shipping container is visible on Upper Station Road, as it sits just above the fence line. The container is proposed to be clad in timber board, with a composite door and UPVC windows in Anthracite Grey colour. It is considered that the proposed timber would remove the industrial and utilitarian character of the container, and create a more domesticated appearance, reflective of a common outbuilding. A roof would be constructed on top of the building, taking the overall height to 2.58m, which would be visible over the fence line. It is not however considered that this is in itself harmful.

The outbuilding would sit atop timber decking and timber steps which would level ground levels providing a flat surface for the annex. Timber steps would allow access to the outbuilding from the garden, with timber cladding proposed to cover the existing concrete slab. With regard to the wider

street scene, there are other garages and outbuildings positioned at the rear of dwellings, which back onto Upper Station Road.

It is therefore considered, on balance, that while the structure currently appears out of keeping with the street scene, the proposed outbuilding is a modest ancillary structure which would have a domestic appearance, with materials appearing in-keeping with other garages and outbuildings within the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above polices and would not harm the character or appearance of the wider area.

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.

While the objections are acknowledged, it is considered that the structure would be ancillary, and the proposed cladding would create a domestic appearance. The building is situated to the rear corner of the garden, while it is noted that there is a dwelling siting alongside the building, there is considered sufficient distance to the boundary, with 2m to ensure that the building remains separate.

The windows on the rear of the building are to be removed and windows looking towards the south will be obscure glazed to reduce potential overlooking impacts. A privacy screen will also be erected on the decking, to ensure further privacy for the dwellings siting at a lower land level to the outbuilding which sits at an elevation position. With regard to comments relating to land stability, the dwelling will sit on decking which will even out land levels, with the retaining wall considered sufficient.

For these reasons, it is therefore considered that the siting and layout of the outbuilding and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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.

The applicant submitted a Water Neutrality Statement which outlined the proposed annexe would be occupied by an occupant from within the main dwellinghouse. The existing baseline water consumption of the main dwelling is 333.4 l/d. The proposed annex would still be reliant on the main dwellinghouse for kitchen and washing facilities and therefore is not considered self-sufficient accommodation. With water efficient fixtures and fittings installed within the existing dwellinghouse, evidenced by a Part G calculator, the proposed water usage would be 119.66 l/p/d. With the overall proposed usage 293.3 l/d, this would be a reduction of -94 l/d and would make the development water neutral.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the

Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

Conclusion

On balance, 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 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement received 16.09.2024). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **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: 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).

5 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 14 Beechings, Henfield, BN5 9XB as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no development falling within Class A of Part 2 of Schedule 2 of the order shall be erected, constructed, or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity 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/24/1416
(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	Proposed Floor Plans	24.14B.P03	16.09.2024
Location & Block plan	Location Plan	24.14B.P05	16.09.2024
Elevation plan	Existing Elevations	24.14B.P02	16.09.2024
Floor plan	Existing Floor Plans	24.14B.P01	16.09.2024
Elevation plan	Proposed Elevations	24.14B.P04	16.09.2024
Supporting Statement	Water Neutrality Statement by SRE Ltd dated 06.09.2024	NONE 1 Revision B	16.09.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 11.11.2024

Authorising Officer sign/initial Tamara Dale Date: 11.11.2024