Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1435
Cooings, London Road, Ashington, West Sussex, RH20 3JS

DESCRIPTION:
Erection of detached front outbuilding consisting of a new garage, including a proposed porch canopy to the existing property.

RELEVANT PLANNING HISTORY:

DISC/18/0231	Approval of details reserved by conditions 4 and 6 on DC/17/1312	Application Permitted on 21.11.2018.
DC/20/1020	Removal of Condition 10 on previously approved application DC/17/1312 (Proposed demolition of existing outbuildings and erection of two single storey dwellings). Relating to occupancy of dwelling without provision of obscure glazing and non-opening windows to western elevation of 'Cooings' at first floor level.	Application Permitted on 05.11.2020.
DC/21/0070	Erection of two single storey side extensions and dormer loft conversion to each side.	Application Permitted on 08.04.2021.
DC/24/0954	Erection of detached front outbuilding, porch canopy and minor landscaping to existing property entrance.	Application Refused on 19.08.2024.

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

Ashington Neighbourhood Plan (2019-2031):
Policy ASH3: Parking Provision

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.

Parish Comments:
Objection:

- Overdevelopment of the site
- Distance of the proposed permanent buildings in front of the current "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

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.

Cooings is a detached dwelling located within the built-up area of Ashington. The application is a resubmission following a refusal for a similarly described development (DC/24/0954) which was refused due to the scale, siting, and visual prominence. The proposed scheme is considered to have addressed the previous reasons for refusal with the scale reduce significantly and the outbuilding now representing a subservient addition which retains a sense of openness within the site. The proposed oak framed porch canopy, and proposed landscaping, are considered an appropriate addition which would enhance the character and appearance of the front elevation.

The proposed outbuilding would be 6m in length, 6m wide and approximately 3.86m in height. The windows would face towards the house and the driveway, with no windows positioned along the eastern boundary. The materials would be in-keeping with those on the main dwellinghouse. The outbuilding would sit abutting the southern boundary and is of a scale that would not obscure views of the front elevation of the main dwellinghouse within the street scene. The outbuilding would be reflective of other garages positioned towards the front of the building. Planting and a 6ft timber fence also provide screening along the front boundary. Due to the changes to the proposal, the openness of

the plot is retained, with a more appropriately sized building proposed which would not result in significant visual harm to the plot or the main dwellinghouse.

The proposal would be a subservient addition and 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. The proposal is considered to have successfully addressed the refusal reasons of the previous applications and it is 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 objection from the Parish Council is acknowledged. However, the proposed outbuilding would be a sufficient distance from neighbouring dwellings; therefore, it is considered that the siting and layout of the outbuilding and 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 186 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: 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).

4 **Regulatory Condition**: The outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the residential property at Cooings, London Road, RH13 3JS. The outbuilding shall not be used as a separate unit of accommodation, as primary living accommodation, for any commercial purposes or for any other purpose(s) / use(s).

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, as the establishment of an additional independent unit of

accommodation, additional living accommodation, commercial use or any other use(s) would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation, and in accordance with Policies 26, 28, 31 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/24/1435

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing	1002 REV 04	18.09.2024
Floor plan	Proposed	1003 REV 05	18.09.2024
Elevation plan	Existing	2001 REV 03	18.09.2024
Elevation plan	Proposed	2003 REV 03	18.09.2024
Location plan		1000 REV 02	18.09.2024
Block plan	Existing and proposed.	1001 REV 02	18.09.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 18.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 17.12.2024