Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1142
72 Guildford Road, Horsham, West Sussex, RH12 1LY

DESCRIPTION:
Erection of a two-car carport to the front of the dwelling.

RELEVANT PLANNING HISTORY:

DC/09/0465	Retention of single-storey timber outbuilding	Application Permitted on 01.05.2009

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

[Forest, Denne, Trafalgar] Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:
The Parish commented that the application was in a prominent position and that a condition be imposed to retain and maintain the hedging.

Representations:
1 Letter of Representation was received from Horsham Society which objected to the application.

- Design
- Loss of General Amenity
- Overdevelopment

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

This application is for the Erection of a two-car carport to the front of the dwelling at 72 Guildford Road, Horsham, West Sussex. 72 Guildford Road is a two story dwelling house set back via a modest driveway from Guilford Road. The property is largely obscured from the road by large amount of greenery. There is loose architectural cohesion between dwellings on Guildford Road with their being a mix of dwellings.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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 HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed development is for erection of a two-car carport to the front of the dwelling at 72 Guildford Road, Horsham. A double carport is proposed to be positioned approximately 15m from the

dwellinghouse in the front garden. The carport would be setback 2.5m from the front boundary of the dwelling and 6.7m from Guildford Road. The carport would be 5.4m in depth, 6.2m in width and have a pitch roof height of 3.3m with eaves at 2.4m. It is considered that the carport would be appropriately positioned and represents an acceptable development. It is also considered that the development would largely be shielded from public view.

There are several examples of garages / carports positioned similarly along Guildford Road within the front curtilages of properties. It is therefore considered that there is already precedent for this development and therefore should not be resisted.

The proposal would be a clearly 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. 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 carport is set over 2m from the neighbouring boundary on the closest side and is not considered to unduly harm the neighbouring amenity.

It is considered that the siting and layout of the proposed and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Parking Provision

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

No parking loss is envisioned from the development and therefore accords with Policy 41.

Other Matters

Horsham District Council acknowledges representations received. It is not thought that the carport being slightly out of step with other carports detracts from the acceptability of the development. Indeed, the carports that have been approved previously are not in line with each other. The general massing of these carports / garages is within the front curtilage of the property which this development also heeds to and thus is thought to be acceptable. It is not considered that the carport is too big being amply afforded by the size of the plot. Change of use is not considered relevant for this application. A condition to maintain hedging is disregarded as it is not considered appropriate.

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).

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/24/1142

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location plan		NONE	25.08.2024
Elevation & Floor plan	Proposed roof	1	25.08.2024
Block plan		NONE	28.08.2024
Supporting Statement		NONE	25.08.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 26/09/2024

Authorising Officer sign/initial RHERMITAGE Date: 27.09.2024