Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0722
Mulberry, Hazelwood Close, Storrington, West Sussex, RH20 3HX

DESCRIPTION:
Removal of existing outbuilding. Erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

DC/05/1043	Raise roof by 1 metre, 2 front dormer windows, single storey rear extension with accommodation in roof, conservatory, replacement garage (amendment to previously approved DC/05/0266)	Application Permitted on 15.06.2005
DC/05/0266	Raise height of roof by 1 metre, dormer window, single-storey rear extension with accommodation in roofspace, conservatory and demolition of existing single garage and erection of double garage	Application Permitted on 18.03.2005
DC/04/0148	Single-storey side extension and alterations to roof with dormer windows to form 1st floor accommodation	Application Refused on 14.04.2004
T/64/88	Alterations, erection of garage and dormer window (From old Planning History)	Application Permitted on 01.03.1989

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 41- Parking

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 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:
HDC Arboriculture: No Objection.

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 is within the built-up area of Storrington, on the southern side of Hazlewood Close. Mulberry, the host dwelling, is a detached chalet bungalow, finished with cream render and facing brickwork detailing, plain clay tiled pitched roof. The dwelling is set back from the street scene and is centrally positioned within a spacious plot. A driveway provides off road parking and leads to the west side of the dwelling where a pitched roof detached outbuilding is located behind fencing, with two adjacent mature conifer trees to its west side/rear.

Planning permission is sought to demolish an existing side outbuilding and erect a single-storey side extension. The extension would feature a hipped pitched roof to match the main dwelling and would sit slightly forward of the existing outbuilding and would have an external doorway access and window to the front and rear, with a new internal door created into the existing kitchen of the dwelling. External materials proposed are to match the existing materials and finishes of the main dwelling.

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.

There is no objection to removal of the existing summerhouse, with the proposed single-storey extension clearly subservient to the existing property and 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.

There are 2 ubiquitous ornamental cypress trees (possibly outgrown hedging plants) currently positioned to the rear of the existing outbuilding. While the property is situated in a relatively sylvan

landscape it is considered that this planting is not of significant public visual amenity value that any impact upon them from the proposal would not adversely impact on the character of the area. It is not therefore considered necessary to require further details of protection or of replacement planting.

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.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of concern have been received.

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 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 be begun 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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/24/0722
(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
Elevation & Floor plan	Existing roof	SP-0468.02	08.05.2024
Elevation & Floor plan	Proposed roof	SP-0468.03 REV B	29.05.2024
Location & Block plan		SP-0468.01	08.05.2024
Design & Access Statement		NONE	08.05.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 18.07.2024

Authorising Officer sign/initial Guy Everest Date: 24.07.2024