Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**30th July 2024**
Check Neighbours	☒
Check Consultations (including newts) / Press List	☒
Check Description, Plans and Supporting Documents	☒
Print and Display Site Notice (if required)	☒
WEEK TWO (+7)	**6th August 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	☒
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	☐
Instruct Legal if s106 required (with prior TL / PPO agreement)	☐
WEEK THREE (+14)	**13th August 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	☒
WEEK FOUR (+21)	**20th August 2024**
If no amendments required, contact agent / applicant with update on progress.	☒
Confirm whether delegated or committee decision (re: parish and neighbour representations)	☒
WEEK FIVE (+28)	**27th August 2024**
14-day re-consultation letters to be sent on any amended plans	☒
Prepare draft report	☒
WEEK SIX (+35)	**3rd September 2024**
Check 35-day Cllr call-in for Committee	☐
If decision based on original plans, report to be drafted and submitted for sign off	☒
WEEK SEVEN (+42)	**10th September 2024**
If decision based on amended plans, report to be drafted and submitted for sign off	☒
Reason for EOT	☒

APPLICATION NO./ADDRESS:

DC/24/0960
Walscombe, Hampers Lane, Storrington, West Sussex, RH20 3JB

DESCRIPTION:

Erection of a single storey rear extension, erection of a front porch, roof extension and associated alterations.

RELEVANT PLANNING HISTORY:

WS/24/81	Extension - kitchen. (From old Planning History)	Application Permitted on 02.10.1981

WS/32/80	Extension - studio and shower room. (From old Planning History)	Application Permitted on 24.11.1980

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

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 – 2013
Policy 14 – Design

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:

Washington Parish Council raised no objection to both the original plans and the amended plans.

Representations:

None received to both the original plans and the amended plans.

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 single-storey rear extension, front porch, roof extension and other associated alterations, at the property Walscombe, Hampers Lane, Storrington. The property is a detached, single-storey property, within the built-up boundary of Storrington.

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 14 of the SSWNP also ensures that developments are of high-quality design and construction. It advocates that designs are sympathetic to the existing form and character of the local area / dwelling house by ensuring scale, massing and design remain appropriate.

The single-storey extension, to the rear of the property, would extend 2.3 metres beyond the rear wall, incorporating rendered walls to match the walls of the existing property that have now been rendered. Plain clay tiles will be used to match the clay tiles already present on the property, with a new single-ply membrane being used on the flat roof. The ridge line of the proposed extension would sit approximately 1.2 metres below the ridge line of the existing property, and given the scale of this proposed extension and the property's large rear garden, it would be comfortably accommodated within the residential curtilage. The extension would be located to the rear of the property and with this in mind, there would be no detrimental impact on the street scene, or wider area.

As part of these proposals, the roof would be extended above the converted garage, following the ridge line of the existing roof, therefore ensuring no increased height of the dwelling. The property is a single-storey dwelling, situated between two, two-storey neighbouring dwellings, and the height of this property would therefore be lower than those surrounding it. This roof extension would therefore be a modest addition to the dwelling and the proposed matching materials of its design, would ensure conformity with the existing dwelling.

These proposals, including the replacement front porch, are seen as a subservient additions to the existing dwelling, 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.

It is noted no objections have been raised during the consultation periods. Whilst the rear extension would be located approximately 1.3metres from the property's boundary, this is in line with the current building line of property and given the proposal is for a single-storey extension, it is not considered the proposals would give rise to a significant loss of light to the neighbouring property 'Marigold Cottage'. The presence and height of the boundary fence between these two properties would also not give rise to a loss of privacy given there are no windows or doors above ground floor level.

The proposed roof extension and alterations would see the introduction of three rooflights, however, given the type of windows, height and their location not being situated on a side elevation, it is not

considered to give rise to any potential overlooking or loss or privacy issues; especially given the closest property, 'Lupin Cottage', is a two-storey dwelling. The other elements proposed under this application are not considered to have an impact on the neighbouring amenity.

With the above in mind, 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.

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 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/24/0960
(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	Proposed Plans and Elevations	2.01 REV A	20.09.2024

Location & Block plan	Proposed Site Location and Block Plans	2.02 REV C	20.09.2024

DELEGATED

Case Officer sign/initial Sam Nye Date: 14/10/2024

Authorising Officer sign/initial Tamara Dale Date: 14/10/2024