Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1684
Hyland, Church Lane, Plummers Plain, West Sussex, RH13 6LU

DESCRIPTION:
Demolition of existing single storey rear extension and erection of a single storey side and rear extension. Conversion of loft into habitable living space and erection of a dormer window to the front elevation.

RELEVANT PLANNING HISTORY:

LB/13/98	Single-storey rear extension Site: Hyland Church Lane Plummers Plain	Application 26.05.1998	Permitted	on
LB/12/85	Erection of granny-annexe extension to dwelling. (From old Planning History)	Application 28.03.1985	Permitted	on

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 43 - Inclusive Communities

Lower Beeding Neighbourhood Plan (LBNP):
Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. Further work took place to address the issue of water neutrality and a Decision Statement has now been issued confirming that the plan should proceed to referendum, details of which are not yet available. The following policy is relevant to the current proposal: -
Policy 12- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:
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:
None received

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:

Character and Appearance

Policy 28 of the HDPF relates to house extensions and ancillary accommodation in the countryside, stating that they should be accommodated appropriately within the curtilage of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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.

Policy 12 of the LBNP states that development proposals which are in keeping with the local vernacular traditions and materials will be supported.

The design, form and scale of the proposed side and rear extension would integrate well with the existing dwellinghouse and the loft conversion with the flat roof dormer a modest addition which is considered acceptable in this location. The proposal would be in keeping with the character of the existing dwellinghouse and would not harm the countryside setting and character of the wider area.

Policy 28 of the HDPF requires ancillary accommodation to demonstrate the need for additional space cannot be met from an existing dwelling. Paragraph 84 of the NPPF states that planning decisions should avoid the development of isolated homes in the countryside but notes that an exception could apply if the development would involve the subdivision of an existing residential building.

It is noted that the existing side section of the building forms an annexe, originally approved under planning permission ref: LB/12/85. The existing annexe is accessible internally through a hallway separated by a door, with the external appearance such that the building appears as a single dwellinghouse.

The proposal would significantly increase the internal space of the annexe and the number of bedrooms would increase from one to three. The proposal would not though create the appearance of a semi-detached pair of properties, and it is noted that were the dwelling to be subdivided in the future this would need planning permission. It is recognised that the existing dwellinghouse and the annexe are currently occupied by a multi-generational household and that this arrangement would gain support from Policy 43 of the HDPF, and that the proposal does not seek a subdivision of the building. It is therefore considered, taking into account the particulars of the existing and proposed arrangement, that in this instance the scale of the extension and resulting accommodation is acceptable.

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 site is located in the countryside. The dwellinghouse fronts Church Lane to the south-west, paddock to the north-east, and detached dwellinghouses to both the north-west and south-east of the site along Church Lane. The proposed extension would be of the same height as the existing dwellinghouse with the proposed roof ridge connecting with existing. Owing to large plots amongst adjoining properties on Church Lane and the proposed layout and siting of the extension, it is considered that 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

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 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/24/1684

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	29.10.2024
Location plan		128-P101 REV A	29.10.2024
Block plan		128-P102 REV B	29.10.2024
Floor plan	Existing Ground	128-P104 REV B	29.10.2024
Floor plan	Existing Loft	128-P105 REV B	29.10.2024
Roof plan	Existing	128-P106 REV B	29.10.2024
Elevation plan	Existing	128-P107 REV B	29.10.2024
Section plan	Existing	128-P108 REV B	29.10.2024
Floor plan	Proposed Ground	128-P110 REV D	29.10.2024
Floor plan	Proposed First	128-P111 REV D	29.10.2024
Roof plan	Proposed	128-P112 REV C	29.10.2024
Elevation plan	Proposed	128-P113 REV D	29.10.2024
Section plan	Proposed	128-P114 REV E	29.10.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 09.01.2025

Authorising Officer sign/initial Guy Everest Date: 15.01.2025