Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1450
Nuthatches, Littleworth Lane, Partridge Green, West Sussex, RH13 8JF

DESCRIPTION:

Erection of a first-floor rear extension with minor internal alterations.

RELEVANT PLANNING HISTORY:

DC/21/0755	Surgery to 2 x Oaks	Application Permitted on 28.07.2021
DC/19/0040	Surgery to 1 x Oak	Application Permitted on 22.02.2019
DC/17/0335	Erection of a new hay barn; lambing facility for rare breed and other sheep and field shelter for sheep	Application Permitted on 11.04.2017
DC/16/2260	Prior notification to erect a agricultural hay barn	OBJECTION to Notification on 07.11.2016
WG/28/03	Storage barn Site: Nuthatches Littleworth Lane Partridge Green	Application Permitted on 10.06.2003
WG/35/01	Single-storey rear extension Site: Nuthatches Littleworth Lane Partridge Green	Application Permitted on 15.06.2001

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

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 21: Heritage Assets and Managing Change within the Historic Environment
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

West Grinstead Neighbourhood Plan
Policies 1-9

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 Conservation Officer: 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.

West Grinstead Parish Council: No Objection

Representations:

One representation received and this can be summarised as follows:

- Issue with red line indicating boundary

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 to the east of Littleworth Lane. This part of Littleworth Lane is characterised by residential dwellings predominantly detached of varying design and materials on both sides of the highway. The application site is 600m north of the Partridge Green Built Up Area Boundary and is therefore a countryside location in terms of planning policy. To the south of the site is the Grade II listed dwelling named Haynes, which is set centrally within a large plot.

The host dwelling, Nuthatches, is a detached two-storey 5 bed dwelling composed of facing brick to ground floor and vertical tiling to first floor, plain tiled roof, white upvc fenestration and also powder coated aluminium doors to the rear. The dwelling has a large curtilage space to the rear (east), and there is further land with agricultural uses further to the northeast/east/southeast. Boundary treatment to the sides of the plot consists of high mature hedging/vegetation.

Planning permission is sought for a first-floor rear extension over an existing single-storey rear living room, to create additional bedroom space with an en-suite and shower room. The dwelling would remain a 5-bedroom property. The roof to the first-floor rear extension would be dual pitched and hipped, with a ridge height at a lower height to the main roof ridge.

The proposed first-floor rear extension would be clad with vertical wall tiling and roof tiling to match the existing house. No first-floor side window is proposed to the north side elevation. A new first-floor window is proposed to the rear (east) elevation, and a first-floor side window to the south facing into the rear amenity area, with windows materials to match existing.

Character and Appearance

Policy 28 of the Horsham District Planning Framework (HDPF) relates to extensions and redevelopment of dwellings in the countryside, stating that: "*Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling".*

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 34 of the Horsham District Planning Framework (HDPF) (2015) seeks to sustain and enhance the historic environment through the positive management of development affecting heritage assets.

The proposal would add additional bulk and mass to the rear however 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. Following consultation with the Design and Conservation Officer, the proposal would not affect the setting of the neighbouring Listed Building known as Haynes, Littleworth Lane. 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, given the existing arrangement, separation distances and boundary treatment, 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 and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

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/24/1450
(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
Floor plan	Proposed Plans	2.02	19.09.2024
Elevation plan	Proposed Elevations	2.03	19.09.2024
Elevation plan	Existing Elevations	1.02	19.09.2024
Floor plan	Existing Ground Floor Plan	1.01	19.09.2024
Location & Block plan	Existing Location and Proposed Block Plan	2.01	19.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 21.11.2024

Authorising Officer sign/initial Tamara Dale Date: 28.11.2024