Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1001
Wood Cottage , Ifield Wood, Ifield, West Sussex, RH11 0LE

DESCRIPTION:

Erection of a single storey side and rear extension.

RELEVANT PLANNING HISTORY:

RS/17/79	Covered walkway & w.c (From old Planning History)	Application Permitted on 11.05.1979
RS/43/70	Extensions Comment: 2388-3815 (From old Planning History)	Application Permitted on 26.11.1970
RS/35/59	Demolition of existing dwelling house & erection of dwellinghouse + garage with vehicular access Comment: With conditions (From old Planning History)	Application Permitted on 09.12.1959
RS/47/58	Demolition of existing defective cottage & replacement with 2 small detached cottages with pedrestrian access (From old Planning History)	Application Refused on 10.12.1958

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

Rusper Neighbourhood Plan (RNP) 2018 - 2031:
RUS3 - Design
RUS4 - Local Heritage Assets

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.

HDC Conservation Officer: No Objection

Parish Comments:

None received

Representations:

1 letter of representation received supporting the application.

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 side and rear extension at Wood Cottage, Ifield Wood, Ifield West Sussex. Wood Cottage is positioned next to the Listed Building of Oak Lodge but does not sit within a Conservation Area.

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 28 of the HDPF states 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 RUS3 advocates for developments be designed and constructed to the highest specification and reflective of the local character of the area. It should sustain the rural character of Rusper and be of appropriate form and scale.

Policy RUS4 requires development or alterations that are in the vicinity of Local Heritage Assets be reflective of them and not diminish their importance or hamper their stature. Design and construction should be in keeping to the listed heritage asset and wider conservation area.

A small side extension is proposed behind the existing garage, allowing this area to become a utility area. This uniforms the side profile finishing flush with the existing side of the dwelling. A modest rear extension is proposed to the kitchen and dining room. This slightly eclipses the existing rear extension in height, however this part of the dwelling is slightly below the level the extension is built on. The extension is 8.6m in width and 3.1m in depth.

Though large, the proposal would comprise a subservient addition and is considered to be of a design, form and scale that reflects existing features, 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 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.

Heritage Impact

There is not envisioned to be any adverse impact on the Listed Building next door to the development. This is due to its scale and positioning in relation to Oak Lodge.

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/24/1001
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing Elevations	PL/626/01	02.07.2024
Elevation plan	Existing Elevations	PL/626/02	02.07.2024
Floor plan	Existing Ground Floor Plan	PL/626/05	02.07.2024
Location plan		PL/626/08	02.07.2024
Elevation plan	Proposed Elevations	PL/626/03	02.07.2024
Elevation plan	Proposed Elevations	PL/626/04	02.07.2024
Floor plan	Proposed Ground Floor Plan	PL/626/06	02.07.2024
Block plan	Block Plan	PL/626/07	02.07.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 27/08/2024

Authorising Officer sign/initial TDale Date: 02/09/2024