Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0078
Upways, Chantry Lane, Storrington, West Sussex, RH20 4BU

DESCRIPTION:
Erection of an outbuilding and installation of decking (Retrospective).

RELEVANT PLANNING HISTORY:

SR/84/85	Erection of a double garage & alteration to vehicular access Comment: Adj meadow cottage (From old Planning History)	Application Permitted on 26.03.1986
SG/48/00	Double garage with studio above and conservatory and new access Site: Upways Chantry Lane Storrington	Application Permitted on 15.03.2001
DC/21/1092	Erection of a two storey side extension, associated parking and garage.	Application Permitted on 18.03.2022
DISC/22/0224	Approval of details reserved by conditions 3 and 4 to approved application DC/21/1092	Under Consideration

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 40- Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
Storrington, Sullington and Washington Neighbourhood Plan 2018- 2031
Policy 14- Design

Parish Design Statement:
Storrington, Sullington and Washington Parish Design Statement

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:
Objection: There is no accompanying planning statement and no water neutrality statement, thus due to the lack of information Member did not feel that they could support it.

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 seeks planning permission to regularise retrospective works for the erection of an outbuilding and installation of decking. 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 Case Officer site visit. 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.

The application site relates to a detached two-storey dwelling located on the eastern side of Chantry Lane within the built-up area of Storrington and Sullington. The dwelling is composed of a stock brick and white rendered walls to all elevations, timber framed fenestration and tiled roof, and sits in an elevated position above the road. The area is characterised by detached dwellings of a similar proportion and scale to the proposal site. The application site benefits from modest garden space and no onsite parking. Chantry Lane is a narrow lane which slopes up from the north and south to a high point outside the site.

It is noted that a recent planning permission was granted under Ref: DC/21/1092 for a substantial two storey side extension, associated parking and garage. As an alternate to the approved scheme, the owners opted to erect an outbuilding in the same location. The outbuilding is to be used as an office and a sitting area for the owners when working from home and gym.

Officers acknowledge that the outbuilding is large, comprising a generous footprint an internal ancillary accommodation. Whilst this may be the case, the outbuilding appears significantly smaller in scale compared to that of the 2021 proposal. In addition, given that the outbuilding is located within the site area of the approved extension, it would not be possible for the applicant to implement both permissions, as doing so may result in a cumulative visual impact. Given the single-storey nature of the outbuilding, visibility of the addition would be limited from outside of the site, and would appear of a lesser scale compared to that of the approved extension. In any case, the outbuilding would be suitable accommodated within the curtilage of the site, and is (relatively) proportionate to the dwelling it serves. The floor plans indicate that the outbuilding is used for ancillary purposes, and can be adequately controlled by way of condition as such.

With the above in mind, the proposal is considered to accord with the requirement of Policy 33 of the HDPF.

Impact on Neighbouring Amenity

Policy 33(2) 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.

Whilst it is acknowledged that the application site is situated at a higher ground level from the main road, it is well screened and has no visibility from the street scene. The proposed extension sits at a reasonable distance from the existing side boundary to the western elevation and would ensure that the proposal would not have an overbearing impact on the neighbouring properties. 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.

The proposal therefore accords with the provisions of Policy 33(2) of the HDPF.

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.

Officers acknowledge the Parish’s objection on these grounds. However, given that the outbuilding would be for ancillary purposes to the main dwelling, and not for increased accommodation, the proposal does not result in an increase occupancy over and above the existing arrangement. As above, a condition is attached to ensure that this remains to be the case.

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 **Regulatory Condition**: The detached outbuilding containing a gym, office/studio, entertainment/play area hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Upways, Chantry Lane, Storrington and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 of the Horsham District Planning Framework (2015), and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023).

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/24/0078

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		LA035_100	15.01.2024
Elevation plan	East	NONE	15.01.2024
Floor plan		NONE	21.03.2024
Elevation plan	North	NONE	15.01.2024
Roof plan		NONE	15.01.2024
Elevation plan	South	NONE	15.01.2024
Elevation plan	West	NONE	15.01.2024
Site plan	As existing	LA035_001	23.01.2024
Site plan	As proposed	LA035_001	26.01.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 21.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 22.03.2024