Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1547
46 Cranham Avenue, Billingshurst, West Sussex, RH14 9EN

DESCRIPTION:
Erection of a single storey front extension, conversion of existing garage and construction of a gate to the south-east elevation.

RELEVANT PLANNING HISTORY:
None Relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Billingshurst Neighbourhood Plan:
BILL 1: Billingshurst Built-Up Area Boundary
BILL 2: Housing Design and Character

Billingshurst Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking

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:
Billingshurst Parish Council Objects to the proposed development for the following reasons:

- Highway, Access and Parking
- Overdevelopment

Representations:
One letter of representation received neither objecting nor supporting the application, neighbour raises concerns regarding existing parking for visitors with Cranham Avenue if the purpose of the room is for more residents with vehicles, then an objection would be raised.

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

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 taken during case officer site visit. These details were considered sufficient to allow the application to be properly considered and determined.

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.

The application relates to a 4/5 bedroom detached property and is situated in a prominent area of Cranham Avenue. The site accommodates a two-storey dwelling with loft conversion with a single bay single-storey associated garage to the north-western elevation. An area of hardstanding provides off-street parking for one vehicle, with visitor parking also available within the immediate area. The site is situated within a residential context of two storey dwellings of a similar design and appearance.

The siting of the attached garage would not be overly altered aside from the scale to provide a small front extension to accommodate the internal layout for a ground floor toilet. The garage will be converted to ancillary to facilitate an extended dining room and toilet and the creation of a gate to the south-east elevation. The proposed works although visible from a public vantage point, and adjoining

properties, would not be visually harmful and would be seen within the context of the existing property. The proposal would not therefore be considered to harm the character or appearance of the host dwelling or the character of the streetscene or the wider area. It is therefore considered that the visual impact of the proposal would accord with Policy 33 of the Horsham District Planning Framework (HDPF).

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.

Impact on highway safety and parking provision

Policies 40 and 41 of the Horsham District Planning Framework (HDPF) emphasize the need for development to provide safe and adequate access suitable for all users. Policy 41 further requires that developments include sufficient parking and facilities to accommodate the needs of anticipated users.

According to West Sussex County Council's Guidance on Parking at New Developments (September 2020), a 4+ bedroom property in this location is expected to generate a parking demand of 2.7 spaces. The site currently benefits from parking within a garage and on the associated hardstanding in front of it, accommodating one vehicle.

The immediate locality has limited on-street parking, with narrow, unrestricted roads, one bay of which is directly adjacent to the dwelling. Although on-street parking does occur in the wider area, the proposal retains the hardstanding space in front of the garage for parking. There is also potential to extend parking within the residential curtilage, as seen with other properties nearby. While the garage could theoretically accommodate a small vehicle, it is modest in size and appears to have been used primarily for storage, effectively reducing the existing parking provision by 0.5 spaces.

Accordingly, the existing parking arrangement does not technically meet the County's parking standards- the loss of the garage, therefore, would not materially impact on the existing arrangement. There is no evidence to suggest that the lack of use of the garage for parking has caused harm to highway safety or neighbouring amenity. The proposal reflects the existing parking arrangements and, in the absence of evidence to the contrary, provides sufficient on-site parking. It is not anticipated that the development will result in harmful displaced parking.

Additionally, there is scope for cycle storage elsewhere on the site, including within retained storage areas, and no further details on this aspect are necessary. The proposal is therefore considered to comply with Policies 40 and 41 of the HDPF and does not conflict with the parking guidance provided by West Sussex County Council.

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 186 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 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/24/1547

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed	2073_00_12	04.10.2024
Floor plan	Proposed roof	2073_00_13	04.10.2024
Elevation plan	Proposed	2073_00_14	04.10.2024
Location plan		NONE	04.10.2024
Block plan	Proposed	2073_00_11	04.10.2024
Block plan	Existing	2073_00_01	04.10.2024
Site plan	Existing	2073_00_02	04.10.2024
Elevation & Floor plan	Existing	2073_00_03	04.10.2024
Elevation plan	Existing	2073_00_04	04.10.2024

DELEGATED

Case Officer sign/initial	Shazia Penne	Date:	27.11.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	29.11.2024