Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0587
31 Pulborough Road, Storrington, West Sussex, RH20 4HJ

DESCRIPTION:
Demolition of existing garage and erection of new detached garage with utility room and store.

RELEVANT PLANNING HISTORY:

DC/20/1267	Erection of a detached outbuilding for habitable living space ancillary to the main dwelling (Certificate of Lawful Development - Proposed)	Application Refused on 23.12.2020
DC/23/0467	Erection of a detached outbuilding incidental to the main dwelling (Lawful Development Certificate - Proposed).	Application Permitted on 26.03.2024

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

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles

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:
No Objection - Neighbours concerns should be taken into consideration.

Representations:
1 representation has been received, stating no objection to the proposed new garage, provided it does not exceed the height of the existing garage and that no side window faces neighbouring property. Additionally, concern raised about the potential removal of the boundary hedgerow by future owners of No. 31, as this could compromise privacy and lead to overlooking.

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 has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties and available images. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

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 proposed development involves the demolition of an existing garage and the construction of a new detached garage with utility and store. The replacement garage would be sited in a comparable location but feature a larger footprint with a hipped roof over. The garage would remain clearly subservient in scale and function to the principal dwelling and would not stand out as intrusive or unduly dominant, with the cumulative impact of existing and proposed structures not amounting to an overdevelopment of the site. The proposed design and materials would be expected in a residential location such as this. The visual impact of the proposal is considered acceptable and in accordance with the above policy.

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 siting and scale of the outbuilding and the resulting relationship with neighbouring properties would not lead to any unacceptable impacts on amenity. The outbuilding would provide incidental accommodation and would not be expected to generate significant potential for harmful levels of noise or disturbance.

The development is therefore considered compliant with Policy 33 of the HDPF, which seeks to ensure that new development does not lead to unacceptable harm to the amenity of nearby occupiers.

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.

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/25/0587

(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

Location plan		NONE	08.04.2025
Block plan	Existing and Proposed	20368 / P300	08.04.2025
Elevation & Floor plan	Existing	20368 / P301	08.04.2025
Elevation & Floor plan	Proposed	20368 / P302	08.04.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 30.05.2025

Authorising Officer sign/initial Guy Everest Date: 03.06.2025