Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0281
32 Lanyon Close, Horsham, West Sussex, RH12 5JP

DESCRIPTION:

Removal of garage door and installation of a window and brickwork to match existing house.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/1824 | Non Material Amendment to previously approved application DC/21/2859 (Works to both No.32 and 33. Erection of a single storey front extension to garages and erection of first floor extension over garages) to change the existing garage door to a window at No.32, to match the existing living room window (Retrospective) | Withdrawn Application on 14/11/2023 |
| DC/21/2859 | Works to both No.32 and 33. Erection of a single storey front extension to garages and erection of first floor extension over garages. | Application Permitted on 10/05/2022 |

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

**North Horsham Neighbourhood Plan**
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

**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.

**West Sussex County Council Local Highways Authority**: Comment

The site is located on Lanyon Close, an unclassified road subject to a speed restriction of 30 mph.

No changes are proposed to the existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, I do note that existing garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA wouldn't consider the existing garage for parking provision as it may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume it may be being used for other purposes, such as storage. As such, no concerns would be raised regarding loss of existing parking provision. An existing driveway with one off-street parking space is to be retained.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal".

Parish Comments:

No Objection

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

This application is for the removal of garage door, to be replaced with a white UPVC window and brickwork to match existing house at 32 Lanyon Close, Horsham, West Sussex. 32 Lanyon Close is a semi-detached property set back from Lanyon Close via sizable shared driveway. Immediate neighbours of 32 Lanyon Close are of the same ilk however Lanyon Close itself features a mix of design and property types but still retain a sense of cohesion between each other.

Previously a non-material amendment application was submitted under DC/23/1824 (*Non Material Amendment to previously approved application DC/21/2859 (Works to both No.32 and 33. Erection of a single storey front extension to garages and erection of first floor extension over garages) to change*

*the existing garage door to a window at No.32, to match the existing living room window (Retrospective)*). This application was withdrawn due to the works not being considered to be non-material. This application has now been submitted in lieu of the previous.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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 proposed development is for the removal of garage door, to be replaced with a white UPVC window and brickwork to match existing house at 32 Lanyon Close, Horsham. The garage door is to be replaced by a window with matching brickwork and detailing, similar to the existing. This is judged to be acceptable.

The proposal 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. 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.

Though a new window is created at the front of the property, it is not considered to impact the neighbouring amenity. It is therefore considered that the siting and layout of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

**Impact on Parking Provision**

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

In line with WSCCLHA, there is not judged to be any detrimental impact on parking provision nor the highway. Though a single garage bay is lost, the dimensions do not meet the minimum required in the Manual for Streets. Therefore, it would not be unreasonable to assume that the use of the garage is for another purpose. Sufficient space is retained on the driveway to provided for anticipated parking demand for the dwelling.

**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 all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/24/0281**
(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 |
|---|---|---|---|
| Block plan | | NONE | 28.02.2024 |
| Location plan | | NONE | 04.03.2024 |
| Elevation & Floor plan | Existing and Proposed Plans and Elevation | 02a | 20.02.2024 |

**DELEGATED**

Case Officer sign/initial J.Burrowes Date: 25/04/2024

Authorising Officer sign/initial TDale Date: 29/04/2024