Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0300
1 Tea Caddy Cottages , Worthing Road, West Grinstead, West Sussex, RH13 8LG

DESCRIPTION:
Variation of conditions 1 and 4 of previously approved application reference DC/24/0351 (Demolition of existing outbuilding and erection of a replacement outbuilding for use as primary accommodation ancillary to the main dwelling) re the relocation of the outbuilding, changes to materials, increased roof height and added loft storage.

RELEVANT PLANNING HISTORY:

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|---|---|---|
| DC/24/0351 | Demolition of existing outbuilding and erection of a replacement outbuilding for use as primary accommodation ancillary to the main dwelling | Application Permitted on 01.08.2024 |

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 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

**Neighbourhood Plan:**
The West Grinstead Neighbourhood Plan was formally made on 23 June 2021.

**Planning Advice Notes**:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:
None Received

PUBLIC CONSULTATIONS:

Representations:

One letter of representation expresses no objection to the roof height or materials, as long as no overlooking and the pitch line does not exceed 3.4 metres. However, concerns have been raised about the building's location, stating that it will negatively impact the street view and should be moved back to align with the surrounding properties. A suggestion has been made to relocate the building lower to avoid road noise from its elevated position.

2 letters for Support have been received from 2 addresses, supporting the application reason being the property is sufficiently spaced.

Parish Comments:
West Grinstead Parish Council: No Objection

Member Comments:
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 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**

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.

This application is a variation of condition 1 and 4 of planning permission DC/24/0351 (Demolition of existing outbuilding and erection of a replacement outbuilding for use as primary accommodation ancillary to the main dwelling) relating to changes to windows and finishes. The changes proposed are as follows:

- Relocate outbuilding closer to the highway boundary and away from the Oak trees at the back
- Change external materials
- Change roof design and increase height
- Add loft storage

The proposed annex will maintain its current footprint without any increase in size. The primary alteration is its relocation closer to the main highway boundary, while still being set back at least 1.5 meters from any property boundary. The existing mature high hedges along the highway boundary will ensure that the new location and design of the annex will not negatively impact the main property or the surrounding area.

Additionally, the annex's ridge height will increase from 2.5 meters to 3.4 meters, a change that is not considered significant. The revised roof pitch and external materials will blend seamlessly with the surrounding area and complement the character of the main dwelling, ensuring the development remains in keeping with its surroundings.

The annex will continue to serve as an ancillary granny annex for a family member, and as such, its intended use, internal layout, and size will remain unchanged. Therefore, considering the above, it is concluded that the proposed changes will not adversely affect the character of the area and align with the Local Planning Policy.

**Impact on Neighbouring Amenity**

Policy 33 of the HDPF stipulates that permission will be granted for developments that do not cause unacceptable harm to the amenity of neighbouring properties and land.

The annex will be set back 1.5 meters from the boundary, a distance considered acceptable. The property is well-screened with appropriate boundary treatments, and an adequate separation will be maintained from any future neighbouring developments. This relationship is sufficient to ensure that no significant harm to neighbouring amenity will occur.

Despite the increased height and proximity to boundaries, the repositioned annex is not expected to cause any issues related to overlooking, overshadowing, or a sense of being overbearing to adjacent properties. Therefore, in light of these considerations, the proposal is deemed acceptable in terms of privacy and amenity impacts.

**Water Neutrality**:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

**Conclusions**:

The application has been assessed based on the submitted details and relevant planning history. The proposed changes, including the relocation of the annex, alterations to external materials, roof design, and a slight height increase, align with Policies 32 and 33 of the HDPF, ensuring the development remains sympathetic to the local character and surroundings. The annex will continue to serve as an ancillary family unit, and its design will complement the main dwelling.

Regarding neighbouring amenity, the proposed setback, boundary treatments, and separation from future developments ensure no significant harm in terms of overlooking, overshadowing, or overbearing impacts. The proposal complies with Policy 33, safeguarding neighbouring privacy and amenity.

In summary, the application is consistent with local planning policies and is deemed acceptable.

**Recommendation: Application Permitted**

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 28.06.2027.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Technical Note 1: Water Neutrality Statement by Motion dated 10.05.2024, as part of DC/24/0351). The development hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: 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 193 and 194 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

4 **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).

5 **Regulatory Condition**: The accommodation hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of Tea Caddy Cottage, Worthing Road (as identified on the approved plans), and shall not be used as a separate unit of accommodation, or for any commercial purposes or for any other purpose(s)/use(s).

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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.

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**Plans list for: DC/25/0300**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Design & Access Statement | | none | 26.02.2025 |
| Elevation plan | Existing and Proposed | 06 REV 2 | 26.02.2025 |
| Block plan | Existing | 02 REV 2 | 26.02.2025 |

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|---|---|---|---|
| Floor plan | Existing | 04 REV 2 | 26.02.2025 |
| Block plan | Proposed | 03 REV 2 | 26.02.2025 |
| Floor plan | Proposed and roof | 05 REV 2 | 26.02.2025 |
| Location plan | | 01 REV 2 | 26.02.2025 |
| Supporting Statement | Technical Note 1: Water Neutrality Statement by Motion dated 10.05.2024 | NONE | 10.05.2024 |

**DELEGATED**

Case Officer sign/initial Shazia Penne Date: 23.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.04.2025