DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1466
Chantry Mill , Chantry Lane, Storrington, West Sussex, RH20 4AB

DESCRIPTION:
Conversion of small existing brick stable building into Ancillary accommodation. Installation of new windows and doors and rainwater goods. Installation of water source heat pump. Repairs to roof and installation of 6 no. roof lights and photovoltaic panels to the roof of the stables. Installation of below ground sewage treatment plant. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/21/2271	Conversion of existing ground floor store rooms to living accommodation. Replace existing concrete floor. Install tanking insulation and screed with under floor heating, new drains under new floor to connect kitchen utility room and cloakroom to existing soil /vent pipe. Removal of existing closed step staircase and installation of new open tread staircase from ground floor to first floor. Installation to existing masonry external walls on the inside. Installation of new partition walls with pocket doors to form new bedroom, utility room and cloakroom. A new drain against the outside wall connected to the existing storm drain. Reinstate previous doorway between existing living accommodation and store room. Rehang existing double external doors to open out with new inward opening glazed doors. Restore existing windows install draft proofing and install secondary glazing (Listed Building Consent).	Application Permitted on 08.12.2021
DC/21/2270	Conversion of existing ground floor store rooms to living accommodation. Replace existing concrete floor. Install tanking insulation and screed with under floor heating, new drains under new floor to connect kitchen utility room and cloakroom to existing soil /vent pipe. Removal of existing closed step staircase and installation of new open tread staircase from ground floor to first floor. Installation to existing masonry external walls on the inside. Installation of new partition walls with pocket doors to form new bedroom, utility room and cloakroom. A new drain against the outside wall connected to the existing storm drain. Reinstate previous doorway between existing living accommodation and store room. Rehang existing double external doors to open out with new inward opening glazed doors. Restore existing windows install draft proofing and install secondary glazing (Householder Application).	Application Permitted on 08.12.2021
DC/24/1467	Conversion of small existing brick stable building into Ancillary accommodation. Installation of new windows and doors and rainwater goods. Installation of water source heat pump. Repairs to roof and installation of 6 no. roof lights and photovoltaic panels. Installation of below ground rainwater harvesting tank and sewage treatment plant. (Listed Building Consent).	Pending decision

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 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

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

Storrington and Sullington Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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.

Conservation Officer: No Objection

In principle there would be no objection to the conversion of this curtilage listed building into ancillary accommodation. The building has been altered over time, although it has retained its functional character and a sensitive use would enable its long term maintenance. It would be considered that the proposed work subject to conditions would not harm the significance of this building or detract from an understanding of its relationship with the principal building, and wider setting.

Newt officer: Comment. It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping recommend that an informative should be attached.

Environment Agency: No Objection. Note that this application is for the conversion of an existing brick stable building into a home office and gym. Should the proposal change such that it includes any sleeping accommodation, would need to be re-consulted on this given that the site is located within Flood Zone 3.

Environmental Health: Comment that additional information should be sought in respect of the rainwater harvesting system.

Ecology: Comment. There is sufficient ecological information available to support determination of this application.

The mitigation measures identified in the Ecology email (Phlorum Limited, 15th November 2024), Bat Emergence Activity Report (Phlorum Limited, August 2024) and Preliminary Ecological Appraisal (Phlorum Limited, July 2024) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

If external lighting is required, we support the recommendation that a Wildlife Friendly Lighting Strategy is implemented for this application (Bat Emergence Activity Report (Phlorum Limited, August 2024) to avoid impacts from light disturbance. This should be secured by a condition of any consent and implemented in full.

We also support the proposed reasonable biodiversity enhancements for protected and Priority species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 180d and 186dof the National Planning Policy Framework (December 2023). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and secured by a condition of any consent.

Parish Comments: No Objection

Representations:
There were no responses received from neighbour consultation.

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 photographs taken on site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

The submitted plans indicate that the outbuilding would not provide primary living accommodation, which would include overnight bedrooms, with the nature of the intended uses considered incidental to the principal dwelling. There is nothing to suggest that the proposal would create a new planning unit on the site, or that the use would not be directly connected with the existing dwellinghouse on the site. As a conversion of an existing building there is considered to be no conflict with the above policy.

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.

Policy 34 of the HDPF aims to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Policy 14 of the Storrington, Sullington & Washington Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The existing outbuilding is curtilage listed and although altered overtime has retained its functional character. The proposed conversion would introduce a long-term use into the building which would ensure its future continued maintenance without detracting from an understanding of its relationship with the principal building and wider setting. The alterations are considered to be sympathetic in design and detail to the original building and would not result in any adverse impact on the significance of the heritage asset. The visual impact of the proposal is therefore considered acceptable and in accordance 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.

It is considered that the siting and layout of the outbuilding together with the ancillary nature of the proposed use and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Water Neutrality

The proposed floor plan of the converted stable building shows the building would consist of a garden office, gym / games room, kitchenette, WC with shower and no overnight accommodation. On this basis there is considered to be 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.

Ecology

Following initial consultation with the Council's Ecologist it was recommend that the outline mitigation measures for the Precautionary Method Statement relating to Hazel Dormouse should be submitted to the LPA prior to the determination in accordance with Government Standing Advice.

The agent's Ecologist provided additional information on Hazel Dormouse in an email received on 15th November 2024. Upon receiving the subsequent information, it is now considered that there is sufficient ecological information available to support determination of this application. The mitigation measures identified in the Ecology email (Phlorum Limited, 15th November 2024), Bat Emergence Activity Report (Phlorum Limited, August 2024) and Preliminary Ecological Appraisal (Phlorum Limited, July 2024) would be secured by a condition to be implemented in full. It is not considered that any further conditions are necessary in respect of protected species or habitat.

Other Considerations

As part of the application process a previously proposed rainwater harvesting system was omitted from the scheme. This omission has overcome any concerns from the Council's Environmental Health Team regarding the storage of water in close proximity to a sewage treatment plant.

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).

4 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecology email (Phlorum Limited, 15th November 2024), Bat Emergence Activity Report (Phlorum Limited, August 2024) and Preliminary Ecological Appraisal (Phlorum Limited, July 2024). This includes the non-licensed Precautionary Method Statement for bats in the Bat Emergence Activity Report (Phlorum Limited, August 2024), the Non-licensed Precautionary Method Statement for Hazel Dormouse in the Ecology email (Phlorum Limited, 15th November 2024) and in Section 5.24 of the Preliminary Ecological Appraisal (Phlorum Limited, July 2024) and the Precautionary Method Statement for mobile protected species in Sections 5.18, 5.20, 5.22, 5.27 and 5.28 of the Preliminary Ecological Appraisal (Phlorum Limited, July 2024).

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

5 **Regulatory Condition**: The development hereby permitted shall be occupied solely for purposes incidental (as a garden office, gym / games room) to the occupation and enjoyment of Chantry Mill, Chantry Lane, Storrington (as identified on the approved plans). The development shall not be used for any other purpose(s), such as primary living accommodation, without the prior written consent of the Local Planning authority, by way of a formal application.

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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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/24/1466

(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
Elevation & Floor plan	Proposed and Roof	2.02 REV C	14.11.2024
Supporting Statement	Water Neutrality Statement	NONE	23.09.2024
Supporting Docs	Flood Risk Assessment	12882	23.09.2024
Supporting Docs	Bat Report	NONE REV V1	23.09.2024
Supporting Docs	Preliminary Ecological Appraisal	NONE REV P1	23.09.2024
Supporting Statement	Design, Access and Heritage	NONE	23.09.2024
Location & Block plan		1.01 REV A	15.10.2024
Plans	Topographic Survey	1.02	23.09.2024
Elevation & Floor plan	Existing and Roof	1.04	23.09.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 03.02.2025