Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1659
Fryern Park, White Canons, Fryern Road, Storrington, West Sussex, RH20 4FF

DESCRIPTION:
Demolition of existing conservatory to form new orangery, new glazed bedroom door/windows with juliet balcony.

RELEVANT PLANNING HISTORY:

DC/17/0808	Demolition of existing detached annexe and erection of single dwelling	Application Refused on 07.06.2017
DC/08/2335	Conversions of existing garage into a 2 - bed dwelling including alterations to doors and windows	Application Refused on 10.12.2008
SR/23/93	Conservatory	Application Permitted on 07.05.1993
SR/84/87	2-storey extension + erection of a garage block	Application Permitted on 27.01.1988

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Storrington, Sullington and Washington Neighbourhood Plan:
Policy 14 Design

Storrington and Sullington Parish Design Statement

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:
NatureSpace (Great Crested Newts): No Objection - no likely impact on great crested newts or their habitats

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

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
White Canons is a two-storey detached 5-bed dwelling composed of facing brickwork and stonework, slate tiled roof and timber and upvc windows, set within a large plot of approximately 3 acres which also contains outbuildings. The application site is outside the Storrington built-area boundary (BUAB) and is a countryside location for planning purposes.

Planning permission is sought for the demolition of an existing painted timber conservatory which occupies the northwest (rear) corner of the dwelling and replacement with a new single-storey orangery extension, with glazed roof lantern, of similar floor area. In addition, new glazed bedroom door/windows with Juliet-balcony at first floor level is proposed to the rear (north elevation).

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 supplied by the agent. 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 in the countryside, stating that they should not be disproportionate to the size of the existing dwelling and should be in keeping with the scale and character of the existing dwelling, and that the cumulative impact of existing extensions will be taken into account.

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 14 of the NP states 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 conservatory is of no particular architectural merit and there is no objection to its demolition. The proposed replacement extension would represent a clearly subservient addition and (given the existing) is considered to be of a design, form and scale which is not inappropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. The formation of a Juliet balcony to the rear elevation is of no particular consequence to the overall character and appearance of the dwelling and would have a neutral impact. 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.

It is considered that the siting and layout of the proposed extension / Juliet balcony and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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.

Other Considerations

The extension is located outside of any flood risk zone, although it is noted that the east of the site lies within Flood Zones 2 and 3. It is though noted that the development would match existing ground floor levels of the dwelling and would not materially alter existing drainage arrangements.

The siting and nature of the proposal would not raise any concerns in respect of the public right of way and blanket TPO which lie to the south of the site.

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 strictly accord with those indicated on the application form and approved plans.

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/23/1659

(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	15.11.2023
Block plan	Existing and proposed	22490 / P100	06.09.2023
Floor plan	Existing roof	22490 / P101	06.09.2023
Elevation plan	Existing	22490 / P102	06.09.2023
Floor plan	Proposed roof	22490 / P103	06.09.2023
Elevation plan	Proposed	22490 / P104	06.09.2023
Supporting Docs	Application Form	NONE	06.09.2023

DELEGATED

Case Officer sign/initial Steve Astles Date: 05.01.2024

Authorising Officer sign/initial Guy Everest Date: 08.01.2024