DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1960
101 Penlands Vale, Steyning, West Sussex, BN44 3PL

DESCRIPTION:

Demolition of a single garage and creation of a double garage with new entrance porch. Installation of a gable window to the rear elevation. Increase width of existing drive to provide access to double garage.

RELEVANT PLANNING HISTORY:

None

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Steyning Neighbourhood Plan:
SNDP3 – Contribution to Character

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:

Steyning Parish Council: 'Objection, as cladding is not in keeping with the area.'

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

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.

101 Penlands Vale is an existing detached single-storey 2-bed dwelling with dual-pitched roof (shallow sloped) and gabled to the front and rear. The dwelling sits in a triangular plot and is set back from the front (east) boundary which runs along the west side of Penlands Vale, a cul-de-sac with its dead-end further south. To the north of the dwelling the land drops slightly downwards and an existing detached flat-roofed garage is accessed via a driveway from the road from the northeast corner of the plot, which is at a slightly lower level to the land where the dwelling is positioned. The existing dwelling is composed of brick with white plastic cladding, white upvc windows/doors, concrete tiled roof to the dwelling, felt flat roof to the garage.

This part of Penlands Vale is characterised primarily by single-storey dwellings of sporadic pattern and layout due to the curving nature of the roadways. There is evidence of extensions to dwellings in the area, including of flat roof form.

Planning permission is sought to demolish the existing detached single garage and to replace with a double garage (also flat roofed) which attaches to the main dwelling with a new entrance porch to the front elevation and featuring vertical stone element with forward projecting canopy. Also proposed is the installation of a gable window to the rear elevation. Internal reconfiguration would move the kitchen space into the rear of the flat roofed garage extension, and with a new rear facing window and a roof lantern above the kitchen ceiling. The existing side door to the south elevation to be infilled and the adjacent south elevation window to be obscure glazed to serve the internally repositioned bathroom. The materials proposed, on a requested and later submitted schedule of materials, include Doretto Stone Cladding which is a Quartzite natural stone cladding which would be added to the front elevations of the dwelling and garage extension, and to the front porch element. Facing brickwork to match existing is proposed to the sides and rear elevations. Concrete tiles to the main roof are proposed unchanged, and GRP flat roof to the garage and extension. New aluminium (white) window frames and composite doors.

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 extensions would add bulk to the dwelling in a flat roofed form attached to the main dwelling, alongside the introduction of a flat roofed porch. The additions would feature the introduction of new materials to the front elevations (stone cladding), however there is evidence of flat roofs in the area, especially to the north which is visible from the street because of the land sloping (including dormers) and there are also flat roofed garages. The proposal would break up a continuous front elevation by having a set back from the main building line, and this is considered to contribute to the subservience of the addition on balance. A greater clarity on proposed materials has been provided in a submitted proposed schedule of materials which are considered acceptable in the district.

On balance, it is considered that the design and proposed new materials to the front elevations would be acceptable to the existing design character and 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 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.

It is considered that the siting and layout of the proposed single-storey extensions 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.

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 not considered to comply with Policies 32 and 33 of the HDPF (2015) by way of the visual impact of the proposal to the street scene would not maintain the existing design character and is considered to be of a design and form which is not appropriate to the character and appearance of the existing dwelling, and which would harm the character or appearance of the wider area.

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 the development hereby permitted shall strictly accord with the 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/24/1960

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	Schedule of Materials	24-P14-80	17.02.2025
Floor plan	Proposed Plans	24-P14-60 rev A	17.12.2024
Location & Block plan	Location Map and Block Plan	24-P14-000	17.12.2024
Elevation plan	Proposed Elevations	24-P14-70 rev A	17.12.2024
Floor plan	Existing Plans	24-P14-10	17.12.2024
Elevation plan	Existing Elevations	24-P14-20	17.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.02.2025

Authorising Officer sign/initial Tamara Dale Date: 21.02.2025