Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1535
3 Hungerhill Cottages, Coolham Road, Coolham, West Sussex, RH13 8QE

DESCRIPTION:
Erection of a single storey side extension, new front store and oil tank relocated.

RELEVANT PLANNING HISTORY:

DC/19/0389	Erection of a front porch and rear extension.	Application Permitted on 10.04.2019

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

Thakeham Parish Neighbourhood Plan to 2031
Policy Thakeham 6 Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
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.

Arboricultural Officer
The principal tree on the site is an early mature oak tree that could be indirectly impacted upon by the associated construction process due to the limited available space for access and development site set up.

Parish Comments:
None received

Representations:
Two representations have been received, objecting to the application for the following reasons: -

- *The barns next to the property are not agricultural. These are now subject to class q development into dwellings which will commence early 2025 DC/23/2301.*
- *This extension will heavily encroach on the dwellings as well as blocking out all natural light due to the new roof line but also sound disturbance as the 1st new dwelling DC/23/2301 is already on the boundary line which is also connected to the No.3 garage/outbuilding.*
- *This extension will also effect our property and the new dwellings at Oakfield electric supply as the "electrical spur" will be sited under the new extension.*
- *There are no drawings to show how close the extension will be built to boundary lines and there is no drawing of the proposed extension face on from the front of the property, which will show how far across the extension will run in relation to boundary and visually impact to neighbouring properties.*
- *Also, how will the occupier of No.3 gain access to septic tank which is in the far corner of rear garden to empty? As this will also effect the connecting property who shares the septic tank.*
- *This extension will effectively shut off the rear garden and there is no other way to gain access to the cess pit as no neighbouring access is permitted.*
- *This application may also involve the removal or damage to mature healthy trees and landscaping. Should a bat and newt survey also be carried out?*
- *It is not clear the use of the extension either, will it use water for a toilet or sink as the extension will require a water neutrality certification.*
- *Is this extension really necessary or required? The property has been adapted and extended several times over the years in various directions and seems rather excessive for an old farm workers cottage occupied by two people.*
- *Object only to the plans for the store.*
- *No objection to the side extension to the house (the main focus of the planning application). Neither do we object to the removal of the trees to allow relocation of the existing oil tank. The area to be cleared is poorly maintained as it is. Nor do we object to the relocation of the oil tank.*
- *Object only to the plans for the store as it will take what little light coming from the west our garden has.*
- *It ruins the view onto the garden from the kitchen, dining room, and living room windows.*
- *After the boundary fence is a standard height no light can get through/ past the oak tree anyway. The applicant replaced fence kept a section lower for the reasons explained above; this short section provides entire light and view.*
- *Wish a solution that protects and safeguards the light and views we currently enjoy from this small window out beyond our garden.*
- *Question why a large store is required, would be happy with a store of similar design and construction methods to that proposed, if reduced in length by approx 2m, ie. so as to extend no further than the end of our own garage.*
- *Suggest a) move the oil tank nearer to the front of the applicants boundary, and b) move the store closer to the back of the oil tank. The store itself could then be moved 1-2m closer to the front of the property. We note too that a more modern metal retangular oil tank would take up much less depth than the applicant's plastic drum tank.*
- *Slightly more considered design of this sort, the applicant would still be able to achieve a store of the same or similar size to the current design, without breaking the line of the back of our own garage.*

- *Do not wish to prevent the applicant from developing their property. However, do strongly object to the loss of privacy, light, and view associated with the current design, and equally strongly request that the committe recommend the design and location of the store is revised to better utilise the space available in the ways outlined above.*

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

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 and obtained from the Officers' site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions 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. The policy also states 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 Thakeham 6 of Thakeham Parish Neighbourhood Plan 2031 seeks to ensure that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

The proposal would involve demolishing the existing detached garage / store situated opposite the eastern side elevation of the main dwelling. The scheme seeks planning permission for the erection of a single storey side extension, new front store and relocation of the oil tank.

The proposed side extension would be of modest scale and designed to be in keeping with the main dwelling. The width of the extension would be greater than half the width of the main dwelling, however the significant lowered roof ridge and the marginal set back behind the principal elevation would ensure the development appears subordinate to the main dwelling. The proposed rooflights would be of an appropriate size and suitably spaced apart. The proposed external materials would be similar to those used on the exterior of the existing detached garage.

The proposed front store would be sited within the same footprint of the former oil tank consequently, the existing oil tank would be relocated further forward by removing an existing tree on site. The Council's Arboricultural Officer raised no objection to the loss of a young birch tree and a section of

Portuguese laurel. However, a condition has been imposed for the protection of the mature oak tree, centrally positioned in the front garden, from potential harm which may be caused by the development. This tree makes a positive contribution to the landscape setting and the future health of the tree should be conserved. The front store would be a small, narrow structure with pitched roof designed to minimise the bulk and mass of the development.

Overall, the proposals would be subservient additions and are considered to be of a design, form and scale which are 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 proposals are 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 acknowledged that the barns positioned to the east of the proposed side extension have gained prior approval for the conversion into dwelling houses. Whilst a neighbour has raised concerns with the proposed development encroaching onto these dwelling by blocking natural light and sound disturbance however, the existing detached garage is currently connected to the barns. The proposed extension would ensure there is sufficient separation distance between the barn and the proposed extension. Additionally, there would be no windows positioned on the eastern flank wall of the extension. Furthermore, the roof profile would be similar to the existing detached garage. The proposal would improve the current situation by detaching the garage away from the barns and creating a passageway.

The proposed front store would marginally protrude beyond the eastern neighbour's detached garage. It is noted that this neighbouring property has numerous windows serving habitable rooms situated on the western elevation facing the host dwelling's front garden. Given the small size of the front store with the pitched roof reducing the bulkiness of the structure, it is considered that minimal harm would be caused to this neighbour's amenity. Furthermore, this neighbouring property already has a tree positioned directly opposite where the front store would projection beyond, therefore the development would not worsen the situation that already exists.

Overall, it is considered that the siting and layout of the proposals and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenities.

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 186 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 considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

1 **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.

2 **Pre-Commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected to enclose those soft ground areas within 6 metres from the oak tree at the property so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. In addition the ground areas within the 6m zone that cannot feasibly be fenced and excluded from the development process will be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

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**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the proposed front store hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house, 3 Hungerhill Cottages, Coolham Road, Coolham (as identified on the approved plans) and shall not be used for any trade or business nor as a separate living accommodation.

Reason: To restrict the use to one compatible with a residential area, and in order that the developments accords with Development Control Policies Development Plan Document Policy 33.

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/24/1535

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Existing and Proposed Roof and Proposed Store	1616/P03 REV A	02.10.2024

Elevation & Floor plan	Existing and Location	1616/P01 REV A	11.10.2024
Elevation & Floor plan	Proposed	1616/P02 REV A	02.10.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 29.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 06.12.2024