Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1727
36 North Street, Storrington, West Sussex, RH20 4NZ

DESCRIPTION:
Relocation of existing storage unit. Erection of a wooden frame for shed with associated hardstanding and planting.

RELEVANT PLANNING HISTORY:

SR/5/63	Site for garage & vehicular access (From old Planning History)	Application Refused on 04.12.1963.

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 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

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

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:

HDC Conservation Officer: Objection
The proposal seeks to relocate an existing storage building from an area immediately abutting the front wall, to a location set behind the parking area. It would be considered that the provision of a shed would be inappropriate in this location detracting from an appreciation of the dwelling, and resulting in a type of development which would be incongruous to its historic setting. The proposed shed would still be visible from the streetscene despite the proposed mitigation, and it would be suggested that its material, siting and form which would not preserve or enhance the special historic or architectural character of the conservation area.

WSCC Highways: No Objection

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

Character and Appearance

Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

This section of the Storrington Conservation Area was added in the latest appraisal in 2018, with the dwellings on the 1875 – 76 OS. These properties are identified as being positive contributors to the character of the conservation area with flint facings, decorative brick detailing and slate roofs. The pattern of development differs from the surrounding built form with the main gardens being to the front with the dwellings forming the rear boundary which adds to their interest.

The proposal seeks to relocate an existing storage building from an area immediately abutting the front wall (erected retrospectively), to a location set behind the parking area. The Council's Conservation Officer has noted that the provision of a shed would be inappropriate in this revised location, detracting from an appreciation of the dwelling and resulting in a type of development which would be incongruous to its historic setting. The proposed relocated shed would still be visible from the streetscene despite the proposed mitigation, and it is considered that its materials, siting and form would not preserve or enhance the special historic or architectural character of the conservation area. Though the proposed location would represent a betterment to the existing location, the proposed arrangement is still considered to cause less than substantial harm. Paragraph 208 of the NPPF (2023) states that:

> *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

The proposal seeks to serve a private residential function only, thus there is no public benefit which would outweigh this harm. Whilst it could be said that removing a parked vehicle from the front of the property would benefit the overall amenity of the area, this would be severely outweighed by the resultant visual impact that would has arisen from the structure.

The proposal is considered to result in visual harm to character of the conservation area, with no public benefit to outweigh the harm. It is therefore considered that the visual impact of the proposal is not acceptable and would not 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 and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways

This application is for the relocation of a storage shed utilised for storage of a motorcycle. The application was consulted with the local highway authority (WSCC Hghways). The site is located on North Street, an unclassified road subject to a speed limit of 30mph. The existing shed is located to the front of the site, within the parking area for the dwelling. The proposed relocated shed will be positioned further within the site and will have the benefit of providing additional off-street parking space for the existing dwelling, and improving visibility for vehicles exiting the site.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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.

Conclusion

The proposal is not considered to comply with relevant local and national planning policies sufficient to be recommended for approval.

Recommendation: Application Refused

Reason for Refusal:

1 The proposed storage building forward of the principle elevation of the dwelling within the Conservation Area would be inappropriate in this location, detracting from an appreciation of the dwelling and resulting in a type of development which would be incongruous to its historic setting, is visibly prominent in the streetscene, and that its materials, siting and form would not preserve or enhance the special historic or architectural character of the Conservation Area, contrary to policies 32, 33 and 34 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/23/1727
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage Statement	NONE	06.10.2023
Elevation & Floor plan	Bike Store Plans	DWL 01	06.10.2023
Section plan		DWL 04	06.10.2023
Elevation plan		NONE	14.09.2023
Site plan		NONE	14.09.2023
Location plan		DWL 02	06.10.2023
Photos		NONE	14.09.2023
Photos		NONE	14.09.2023
Photos		NONE	14.09.2023

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 26.06.2024