Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1578
20 Palmer Avenue, Broadbridge Heath, West Sussex, RH12 3GQ

DESCRIPTION:
Demolition of existing brick wall on driveway and rebuilding new brick wall on different line.

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking

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.

WSCC Highways: Comment:-
The Local Highways Authority (LHA) has been consulted on this proposal to demolish the existing brick wall and to bring the wall forward and re-build. Palmer Avenue is a residential D class road subject to 30mph speed restrictions, from observation of local mapping data, it appears that there have been no accidents or personal injury claims at the existing access to flag a concern with its current operation.

Parish Comments:
No objection provided there are no material objections from adjacent properties. Parish acknowledged that the existing driveway is not wide enough for two cars and added that on-street parking is not really feasible due to the width of highway.

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.

The proposal is for the demolition of existing brick wall separating the existing driveway and rear garden and the erection of a new brick wall about 4.5 metres forward of the existing brick wall at 20 Palmer Avenue, Broadbridge Heath, RH12 3GQ.

The proposed brick wall would be approximately 1.95 metres-high, which would match the existing brick wall separating the existing driveway and rear garden of the site, as well as the brick wall separating the site with adjoining properties. The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is 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 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.

The proposed brick wall is proposed to be of a similar appearance to existing. It is considered that the siting and layout of the proposed brick wall and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Parking and Highway Safety

Policy 40 of the HDPF seeks to secure the provision of safe and suitable access for all road users. Policy 41 seeks to ensure adequate parking facilities to be provided within developments to meet the needs of anticipated users, and development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere and necessary measures are in place to mitigate against the impact.

The existing driveway currently provides enough space for two standard parking spaces, however it is noted that the width of the driveway is irregular. More than half the length of the 11-metre-long driveway is over 3 metres wide, and the far end of the driveway, about 4.5 metres in depth, has an irregular width of 2.5 to 2.6 metres. This is 0.1 to 0.2 metres wider than the minimum width of a standard parking space according to WSCC parking standards, but such section of the driveway is surrounded by 1.9-metre-high brick walls.

The proposed development is to move the existing brick wall separating the driveway and rear garden forward 4.5 metres to remove the narrow parking space altogether. The dwellinghouse is a two-bedroom end-terrace, and according to the application form, the current occupier(s) have one vehicle. Despite the current use of the driveway, considerations must be made to ensure any possible future occupiers of the dwellinghouse would have sufficient parking spaces. The site is a 2-bedroom dwellinghouse located in Broadbridge Heath, part of Parking Behaviour Zone PBZ2, which has a parking demand of 1.7 spaces per dwelling according to West Sussex County Council's *Guidance on Parking at New Developments*.

Owing to the existing driveway consisting of sufficient space for two standard parking spaces, WSCC Highways considers this proposal as a loss of one parking space. However, WSCC Highways also acknowledged that parking for a second vehicle may not always be practical due to the width and surrounding walls at the end of the driveway. The parish council did not object to this proposal, citing the reason that it is not wide enough to accommodate two vehicles on the current driveway.

A site visit was carried out and it is considered that the part of the driveway proposed to be removed by the alteration of brick wall is narrow and surrounded by high brick walls. The immediate surrounding area consist of narrow, unrestricted roads with no footpaths for pedestrians, but on-street parking remains a prevailing practice.

Due to the prevalence of on-street parking and narrow roads, there is an existing pressure with on-street parking. However, no concerns over highway safety were raised by WSCC Highways and due to the prevalence of existing on-street parking, there is no evidence that this proposal would cause harm to neighbouring amenity.

Even though the proposal would in effect result in a loss of one parking space, such space is not considered suitable for parking considering its width and the presence of surrounding walls. This proposal is therefore considered to be in accordance with policies 40 and 41 of the HDPF.

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 193 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:

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, approved plans and email correspondence dated 29 November 2024.

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).

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/24/1578
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	01.11.2024
Site plan	Existing and Proposed	NONE	01.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 19.12.2024

Authorising Officer sign/initial RHERMITAGE Date: 23.12.2024