Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1703
Pear Tree Cottage, Sandy Lane, Henfield, West Sussex, BN5 9UX

DESCRIPTION:
Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/18/1064	Erection of 2x front two storey extensions and 1x rear two storey extension. Erection of raised external terraces at the side of the property and installation of balconies to the west and east elevations. Fenestration alterations and roof change from gable to pitched roof.	Application Permitted on 04.07.2018

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

Henfield Neighbourhood Plan:
Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 - Green Infrastructure and Biodiversity
Policy 12 - Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Henfield Parish Design Statement (SPD) 2008

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.

Southern Water:
Raised no objection to this proposal.

Ecology:
We are satisfied that there is sufficient ecological information available to support determination of this application. We have no objections on ecological matters.

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

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.

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 12 of the HNP seeks to ensure that as appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement (Appendix C of the Plan). In addition, as appropriate to the site concerned, development proposals should comply with the following criteria:

- The design achieves satisfactory access without harming the amenities of neighbouring properties and residents;
- The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape, and;
- The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.

Pear Tree Cottage is a detached dwelling on Sandy Lane, Henfield. The proposal seeks for the permission of the erection of a single storey rear extension to provide additional living space. The materials described are to match those of the existing property. The dwelling benefits from a large residential curtilage and therefore has little impact on its neighbouring properties. The extension is modest in size and has several roof lights.

The proposal, though large, would be comfortably accommodated within the generous curtilage of the of the site 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.

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.

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.

Ecological Considerations

The application was supported by a detailed ecological impact assessment. The report details that the site consists mainly of well-maintained lawns and ornamental gardens, with minimal ecological value. The report recommends mitigation measures such as avoiding work during sensitive periods, implementing lighting controls, and using a Precautionary Working Method Statement (PWMS) for bats. Proposed biodiversity enhancements include installing bat and bird boxes, planting nectar-rich vegetation, and retaining features like log piles. With these measures, no significant residual ecological effects are anticipated. The site is also located within 250m of a pond and is within an amber zone for great crested newt presence. Whilst this may be the case, the development area comprises maintained

lawn, which is not considered as a suitable habitat for the species. As above, the report details sufficient mitigations (such as trench covers and ramps for animals to escape etc. The Council's ecological consultant has reviewed the documentation and has advised that the detail is sufficient to progress with approval, subject to the attachment of relevant conditions (detailed below).

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. However, the applicant has provided an ecological impact assessment that recommends biodiversity improvements, which have been considered by the Council's ecological consultant that were considered acceptable- accordingly, conditions are attached to ensure that the works are undertaken in accordance with the submitted detail.

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 and proposed 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 **Pre-Commencement (Slab Level) Condition**: Prior to the development commencing above slab floor level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the species and habitat enhancement measures contained within the Ecological Impact Assessment (Imprint Ecology, October 2024), shall be submitted to and approved in writing by the local planning authority.

The habitats and enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

5 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Imprint Ecology, October 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Non-licensed Precautionary Method Statement for bats in Section 6.3.1 of the Protected Species Walkover and Bat Assessment (AEWC, February 2024), which avoids impacts on European Protected Species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed

person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

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/24/1703

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Existing and Proposed	10350_P15 B	01.11.2024
Location plan		10350_P18	01.11.2024
Supporting Docs	Ecological Impact Assessment	NONE	01.11.2024
Supporting Docs	Planning, Design and Access Statement	NONE REV 2	01.11.2024
Elevation & Floor plan	Existing	10350_P01 A	01.11.2024
Elevation & Floor plan	Proposed	10350_P13 B	01.11.2024
Section plan	Existing	10350_P02 A	01.11.2024
Section plan	Proposed	0350_P14 B	01.11.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 11/12/2024

Authorising Officer sign/initial RHERMITAGE Date: 23.12.2024