Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1799
The Crows Nest , New Hall Lane, Small Dole, West Sussex, BN5 9YH

DESCRIPTION:

Part demolition and extension to create a four bedroom house. Demolition of the existing garage and erection of a new garage.

RELEVANT PLANNING HISTORY:

HF/91/72	Detached dwelling and garage	Permitted on 13.10.1972

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Henfield Neighbourhood Plan
Policy 12: Design standards for New Development

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 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.

West Sussex Highways: No Objection.

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:

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.

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.

Policy 12 of the Henfield Neighbourhood Plan states that proposals will be supported where the scale, density, massing, height, landscape design, layout and materials are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

New Hall Lane is a quiet residential road with mostly detached properties of varying characters. There are many examples of new build dwellings and newly refurbished properties with modern designs incorporating traditional materials such as clay tiles/ brick frontages and timber porches. The proposal would remodel the existing property to provide a similar sized detached dwelling, orientated within the

plot in a slightly different way, with an updated appearance. The existing property has four bedrooms and an office, and the proposed scheme will result in a property with four bedrooms and an office/ fifth bedroom. The width of the property will be reduced by around 155cm and the depth will increase by around 340cm. Plus a small front porch of around 100cm.

The proposed replacement garage would be larger than the existing, with double doors and an increased length. It would be positioned in the same location as the existing garage and be to the same height.

It is considered that the proposal would sit comfortably within the curtilage, retaining the build pattern and spacing between properties. Whilst it is acknowledged that the resulting dwelling would differ in design, the proposal would utilise features and form reminiscent of other dwelling within the vicinity. It is therefore considered that the proposal would be of a design, form and scale which is appropriate to the character and appearance of the streetscene, and which would not harm the character or appearance of the wider area.

The proposed garage would replace an existing flat roof building, where the proposal would incorporate a similar flat roof design. Given the established nature of a similar building, where the proposal would be sited similarly within the plot, it is not considered that the proposal would result in harm to the character or visual amenity of the site and wider surroundings.

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 dwelling is well contained within the site boundaries and would not be expected to create any views which would be unusual or expected in a location such as this, and no harmful loss of privacy would result. It is considered that the siting and layout of the proposed extensions and alterations and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The replacement garage would reflect the siting and height of an existing outbuilding, albeit ground level changes would result in an increased height to the northern section. It is considered that the increased scale of the garage would not, given the separation from the neighbouring dwelling and the size of the related curtilage, cause any unacceptable harm to 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 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 approved plans and application form unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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:** The garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of The Crows Nest, New Hall Lane, Small Dole as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/24/1799
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing / Proposed Garage	20024-PA-011	21.01.2025
Elevation & Floor plan	Proposed Scheme	20024-PA-010	20.11.2024
Location & Block plan	Existing & Site Information	20024-PA-001 Rev A	02.12.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 21/01/2025

Authorising Officer sign/initial Tamara Dale Date: 13/02/2025