Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1012
1 Shooting Field, Steyning, West Sussex, BN44 3RQ

DESCRIPTION:

Conversion of existing garage to living accommodation and other minor alterations further to approved development ST/16/03 (Retrospective)

RELEVANT PLANNING HISTORY:

ST/16/03	Porch single-storey rear/side extensions Site: 1 Shooting Field Steyning	Permitted on 31.03.2003

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 40- Sustainable Transport
Policy 41- Parking

Steyning Neighbourhood Development Plan:
SNDP2 – Responsible Environmental Design
SNDP3 – Contribution to Character

Parish Design Statement:
Steyning Character Assessment 2019

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

This proposal is for the retrospective conversion of an existing garage to form a snug associated with the existing dwelling at 1 Shooting Field. The site is located on Shooting Field, a D classified road subject to a speed restriction of 30 mph.

The LHA does not anticipate that the removal of the garage space and addition of a habitable room would give rise to a significant intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

The plans indicate that the garage had already been partially converted and therefore was not sufficient in dimension to accommodate a vehicle in its previous state. Therefore, the proposal does not change the existing arrangement for parking within the site. The submitted planning statement outlines that 3 parking spaces are available within the frontage to serve the dwelling which from consulting the WSCC Parking Demand Calculator is considered sufficient to serve a 3 bedroom dwelling in this location.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposal would result in a severe highway safety concern, nor give rise to any capacity issues.

WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns with this application.

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.

The plans have been labelled existing and proposed. From reading the supporting statement it is understood that the plans are pre-existing and existing. Given the photos showing the works on the location plans and the supporting statement are publicly available this is not considered to prejudice any parties.

Permission has been sought to regularise works to the property which have not been in accordance with previously granted planning permissions along with other works carried out. The supporting statement refers to minor alterations being granted, the Local Planning Authority has not been able to find this permission.

The addition of gable ends to the extension roof and location of the porch and entrance are shown on street view images from 2009 and satellite images from 2012. The change to the rear extension roof, to a flat roof, would likely be permitted development. In addition, satellite images indicate these changes have been in place since at least 2012, making it immune to planning enforcement.

Changes to the internal floor plan in relation to room use and fittings/walls would not have been secured by condition, these are not expected to require the submission of a planning application.

Character and Appearance

Policy 32 and 33 of the HDPF seeks 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.

SNDP2 of the NP states that: As appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime. It also expects proposals to take account of the Steyning Character Assessment 2019. SNDP3.1 and states that: Development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. 3.2 states that: Development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.

The retrospective works are minimal in nature. The changes are primarily internal, and any external changes have been minimal. The materials are in keeping with the rest of the dwelling, with the installed windows and door considered to reflect those of the existing dwelling. The works are not significant enough to cause harm to the character and appearance of the area or street scene.

The retrospective works are 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.

A door has been added to the western elevation of the garage along with a window to the western elevation of the host dwelling and windows to the south elevation. These are at ground floor level and the impact on neighbouring amenity is not significantly above and beyond the pre-existing situation.

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 Impacts

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

It is considered that there is sufficient off-road parking retained at the site to accommodate the anticipated needs of the dwelling.

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.

Conclusion

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

Recommendation: Application Permitted

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/24/1012
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location and Site Plans and Photos	AM/23/01	04.07.2024
Elevation & Floor plan	Existing Plans Sections and Elevations	AM/23/02	04.07.2024
Elevation & Floor plan	Proposed Plans Sections and Elevations	AM/23/03	04.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 22/08/2024

Authorising Officer sign/initial Tamara Dale Date: 29/08/2024