Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1358
Tall Trees, Monkmead Lane, West Chiltington, West Sussex, RH20 2PF

DESCRIPTION:
Demolition of existing garage to the front and conservatory to the rear. Erection of a single storey front and side extension.

RELEVANT PLANNING HISTORY:

WC/127/02	Amendment to previously approved 2-storey side extension (wc/53/00) erect single & 2-storey side extensions,conservatory,garage/car port Site: Tall Trees Monkmead Lane West Chiltington	Application 19.11.2002	Permitted	on
WC/53/00	2-storey side extension and greenhouse Site: Tall Trees Monkmead Lane West Chiltington	Application 19.06.2000	Permitted	on
SR/50/70	Double garage and access (From old Planning History)	Application 07.08.1980	Permitted	on
SR/41/57	Site for dwelling (From old Planning History)	Application 06.11.1957	Permitted	on
SR/32/57	Site for dwelling (From old Planning History)	Application 31.07.1957	Refused	on
SR/26/58	Bungalow and garage (From old Planning History)	Application 04.06.1958	Permitted	on

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
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common Parish Design Statement

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.

Parish Comments:
No Objection

Representations:
One letter of representation received from 'Abbotswood', located to the opposite south side of Monkmead Lane, commenting with no objection to the single-storey extension proposed in the plans.

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 site is within the West Chiltington Common built-up area boundary and is accessed from the north side of Monkmead Lane through a pair of timber five-bar gates. Boundary treatment along this part of Monkmead Lane consists of mature high hedging vegetation restricting views from the highway. The host dwelling is located centrally within a spacious plot and is a detached single storey L-shaped bungalow, composed of stone and brickwork, with plain clay tiled pitched roofing on all sides, with two main ridge heights. Immediately adjacent to dwelling (east side) is a detached flat-roofed double-width brick-built garage. To the front of the dwelling is a wide driveway which occupies a major portion of the front curtilage providing driveway parking for several vehicles. To the north (rear) of the application site, outside of its boundary, is Land at Wyndham Lea containing trees protected under TPO/0162.

Planning permission is sought to demolish the existing flat-roofed garage and the conservatory of the house which is located immediately to the rear of the garage, and to replace with a single-storey front and side extension to provide a kitchen / dining room, family room, utility room, new entrance and wc room. The new extension would feature pitched roofing on all sides to match existing with plain clay tiling to match and a ridge height not exceeding the highest part of the existing roof. The roof eaves

height to match existing. Walls to be composed of facing brick and stone finish. Windows to match the existing windows in design and a new front entrance door.

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.

Whilst garage parking would be lost the extensive parking area within the front curtilage provides sufficient parking spaces for a dwelling of this size. The proposal would represent a subservient addition and replacement of the flat roofed garage with development reflecting design features of the main dwelling 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 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 single-storey extension which would largely replace existing development 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 for the existing family 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 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 and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: 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/24/1358

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	DE1286/08 REV P1	06.09.2024
Floor plan	Proposed Ground	DE1286/06 REV P1	06.09.2024
Roof plan	Proposed	DE1286/07 REV P1	06.09.2024
Location & Block plan		DE1286/01 REV P1	06.09.2024
Elevation plan	Existing Front and Rear	DE1286/04 REV P1	06.09.2024
Elevation plan	Existing Side	DE1286/05 REV P1	06.09.2024
Floor plan	Existing Ground	DE1286/02 REV P1	06.09.2024
Roof plan	Existing	DE1286/03 REV P1	06.09.2024
Photos		DE1286/09 REV P1	06.09.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 28.10.2024