



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/22/0270

The Retreat, Forest Road, Colgate, Horsham, West Sussex, RH12 4TB

DESCRIPTION:

Siting of mobile home for use as a residential annexe, ancillary to the main dwelling.

RELEVANT PLANNING HISTORY

CG/36/96 Erection of a replacement bungalow Permitted 10.12.1996

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

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 30- Protected Landscapes

Policy 31- Green Infrastructure and Biodiversity

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Policy 41- Parking

Policy 43- Inclusive Communities

Neighbourhood Plan:

Colgate Parish has not been designated as a neighbourhood plan area.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Natural England: No Objection - subject to appropriate mitigation being secured.

Archaeological Consultant: No Objection.

Historic England: The proposed development is located in an area with a high potential for the survival of multi-period historic industrial remains, ranging in date from the prehistoric to the post-medieval. However, the proposed installation of a mobile home, as detailed in the application, would have only minimal below-ground impact and as a result is unlikely to negatively affect any archaeological remains that may be present on the development site. Consequentially, based on our current knowledge, this office has no archaeological recommendations to make regarding this application.

Parish Comments:

Colgate Parish Council made no comments.

Representations:

11 letters in support were received from 10 separate households.

EQUALITY AND HUMAN RIGHTS:

Under the Equality Act 2010, the Council has a legal duty to pay 'due regard' to the need to eliminate discrimination and promote equality, fostering good relations in respect of Race, Disability, Gender including gender reassignment, Age, Sexual Orientation, Pregnancy and maternity, Religion or belief. The Equality Act 2010 will form part of the planning assessment below.

Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application.

Consideration of Human Rights and Equalities forms part of the planning assessment below.

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.

Principle

Policy 28, Replacement Dwellings and Extensions in the Countryside, of the HDPF advises that outside the defined built-up areas ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling and in addition is not disproportionate to the size of the existing dwelling and is in keeping with the scale and character. The policy also advises that the use of ancillary accommodation as a separate dwelling will not be supported.

The Retreat is set well back from Forest Road and is situated close to the eastern boundary of its residential curtilage. The dwelling has a large rear and side garden areas and there are a number of small, domestic outbuildings. The application seeks permission for the siting of a mobile home within the side garden area of the residential curtilage of The Retreat to be used as a residential annex.

The application has been submitted on the basis that the proposed accommodation would be ancillary to the main dwelling, as such the application form, fee and description are consummate to ancillary accommodation rather than a self-contained dwellinghouse. In support of the scheme the applicant has advised the personal circumstances which necessitate accommodation of the type being proposed, and it is noted that the proposed plans do not indicate any subdivision of the plot or parking arrangement, which would be retained as existing.

For the reasons outlined it is considered that the proposal would not create a fundamental conflict with Policy 28 of the HDPF, and the proposal has not been submitted in order to create an independent planning unit on the site.

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 application site is located within the countryside, on the north side of Forest Road. The application proposes a single storey mobile home (13.9m L x 6.3 W x 3.7m H) which would be set well back from the road frontage would be well screened by a mature, well-maintained hedgerow that runs along the western boundary of the property, a boundary of mature trees along the southern boundary and several small trees and shrubs scattered within the wider curtilage. The current boundary treatments would reduce any visual prominence resulting from the structure.

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 or the special character of the High Weald AONB. 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.

The scale (derived from the height, depth and footprint) of the proposed annexe and the position in relation to the existing and neighbouring residential properties would be sufficient to prevent any harm to neighbouring amenity.

It is not considered that the annexe would generate any significant increase in vehicular movements to or from the site, as such there would be no severe impact on the highway network. It is noted that several letters of support for the proposal have been submitted and no objection letters.

Water Neutrality

As part of the application process a Water Neutrality Statement was submitted, which demonstrated that through the incorporation of efficient fixtures and fittings together with rainwater harvesting on-site measures and appropriately retrofitting the main dwelling water neutrality could be achieved. The proposed strategy consists of the installation of water efficiency devices within the proposed annexe and the installation of rainwater harvesting technology. In addition, the existing dwelling would be retrofitted with water efficient devices and a water butt would be installed for external water use. These mitigations measures would be secured through condition, and subject to this Natural England has raised no objections to the proposal.

As such, there is no clear or compelling evidence to suggest the nature and scale of the proposed development with the implementation of the water neutrality strategy would increase 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

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. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater / greywater harvesting system required by the approved Water Neutrality Strategy (dated 24 February 2023) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35-days storage capacity.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy SD31 of the South Downs Local Plan (2019), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4. **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Strategy (dated 24 February 2023). The annexe hereby permitted, as shown on drawing nos. 1090/01 Rev A and 1090/02 Rev A, shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the annexe and 'The Retreat' has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy SD31 of the South Downs Local Plan (2019), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

5. **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved 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 SD31 of the South Downs Local Plan (2019).

6. **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of The Retreat, Forest Road, Colgate, as identify on the approved plans, 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 lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

7. **Regulatory Condition:** The site, as identified on the approved plans, shall not be subdivided at any time and nor shall there be any additional pedestrian or vehicular accesses into the site.

Reason: In order that the annex approved remains ancillary to the main dwelling and that the development accords with Policies 4, 26 and 28 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/22/0270

(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
Location & Block plan		1090/02	08.02.2022
Supporting Statement	Planning design and access statement	NONE	08.02.2022
Elevation & Floor plan	Proposed	1090/01	08.02.2022

DELEGATED

Case Officer sign/initial H. Chowdhury Date: 27.06.2023

Authorising Officer sign/initial Guy Everest Date: 30.06.2023