Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**23rd January 2025**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	N/A
WEEK TWO (+7)	**30th January 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	Y
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**6th February 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**Y**
WEEK FOUR (+21)	**13th February 2025**
If no amendments required, contact agent / applicant with update on progress.	☐
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**Y**
WEEK FIVE (+28)	**20th February 2025**
14-day re-consultation letters to be sent on any amended plans	**Y**
Prepare draft report	**Y**
WEEK SIX (+35)	**27th February 2025**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	☐
WEEK SEVEN (+42)	**6th March 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	**Y**
Reason for EOT	**Y**

APPLICATION NO./ADDRESS:

DC/25/0056
Spring View , Bracken Lane, Storrington, West Sussex, RH20 3HS

DESCRIPTION:

Erection of 1.5 storey triple bay garage to the front of the dwelling.

RELEVANT PLANNING HISTORY:

DC/21/2517 Erection of a two storey partially glazed front extension. Application Permitted on 04.03.2022

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

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:
Policy 14 - Design
Policy 18 - Car Parking

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 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Heath Common Design Statement 2018

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:

3 representations have been received regarding the proposal with 2 objecting application for the following reasons: -

- Inappropriate design and height
- Inappropriate orientation
- Overdevelopment

The last representation supported the proposal.

Following consultation with the Planning Officer, a revision was received to scale back the proposal. New representations were invited. No additional representations 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

This application is for the erection of 1.5 storey triple bay garage to the front of the dwelling at Spring View, Bracken Lane, Storrington, Pulborough. The dwelling is sited on a generous sized plot, with the surrounding area characterised by dwellings of a similar development though there is variation in form and design. The dwelling is located within the built-up area boundary though there is slight separation between dwellings on Bracken Lane.

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.

Policy 14 of the SSWNP also ensures that developments are of high-quality design and construction. It advocates that designs are sympathetic to the existing form and character of the local area / dwelling house by ensuring scale, massing and design remain appropriate.

The proposed development is for erection of 1.5 storey triple bay garage to the front of the dwelling. The proposed garage is located in the right-hand corner to the north of the site, set down from the road. A design amendment was received to scale back the development due to concerns regarding the form of the development. The proposal still comprises a triple bay garage with overhead storage but with 2 open face car ports to decrease the build presence. In addition, the proposal has scaled back the presence of the garage by removing previously optioned dormers for roof lights and decreasing the height of the proposal by 30cm. This is considered to decrease the form of the building and limit its impact on the street scene.

The proposal is recognised to increase the form present on the street scene, however, given the set down nature of the of plot and the now decreased scale of the proposal, it would be considered that the proposal adequately limits its scale in keeping with the surrounding context.

The proposal 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.

Neighbouring comments are recognised by Horsham District Council. It is considered the proposal is sited far enough away from neighbouring properties for there not to be issues regarding overshadowing and overbearing qualities. It is not considered the proposal would have the ability to overlook neighbouring properties. The use of the first floor of the garage is to be used for storage purposes. Whilst the proposal will increase the built from observable from the street, it is not considered this would result in harm to the amenities of the neighbouring properties.

Considering the orientation of the proposed, and the resulting relationship with adjoining properties, the proposal would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Additional

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposal is considered to comply with the policy above.

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 194 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 accord with the relevant local and national planning policies.

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 approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity

4 **Regulatory Condition**: The garage hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of Spring View, Bracken Lane 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/25/0056
(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 plan	Location Plans	AD106	23.01.2025
Elevation & Floor plan	Garage Plans and Elevations	AD102 C	27.03.2025
Elevation plan	Existing and Proposed Street Elevations	AD103 C	27.03.2025
Section plan	Existing and Proposed North West Sections	AD104 C	27.03.2025
Section plan	Existing and Proposed South East Sections	AD105 C	27.03.2025
Site plan	Site Plan	AD101 C	27.03.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 15/04/2025

Authorising Officer sign/initial Tamara Dale Date: 22.04.2025