DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1082
Fernbank, Hampers Lane, Storrington, West Sussex, RH20 3HU

DESCRIPTION:

Construction of a double garage with room in the loft space.

RELEVANT PLANNING HISTORY

None relevant

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

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Arboricultural Officer: No Objection

No trees of significant visual amenity value will be impacted upon by the proposal

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

Request a restriction to use of the garage and room above to domestic use of the existing property.

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 site is to the west of Hampers Lane, within the Storrington Built Up Area Boundary. The dwelling is a detached bungalow set well back from the front boundary within a rectangular plot. Boundary treatment to the front and front sides consists of vegetation and trees providing screening to the front amenity area from views from the highway. An existing entrance from the highway between the hedging provides access into the front curtilage which has been cleared. The surrounding area has a sylvan character with views of individual properties limited by boundary trees and vegetation. The site has been subject of recent levelling.

Planning permission is sought for the erection of a detached two bay garage with loft room above for domestic use for the dwelling, measuring 6.8m depth, 8m width, with a hipped dual pitched roof, eaves height 2.5m, ridge height 5.25m, approx. Two dual-pitched roof dormer windows to the front (south) roof slope facing into the front curtilage, each approx. 1m width.

The building materials consisting of local faced brick, Ibstock Thakeham, plain clay tile roof and tile hanging, side door timber FLB c; garage doors wood coloured, hardwood external stairs to the east side, black upvc gutters. New hardstanding driveway in granite chippings on sub-base.

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.

Storrington Sullington and Washington Neighbourhood Plan: Policy 14: Design – states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposed 2 bay detached garage building would be located to the front side of the curtilage (northeast of the dwelling) however vegetation screening around the boundary would limit any views from the street scene or neighbouring property.

It is recognised that there are examples of detached garages forward of the principal elevation within the locality and street scene. The principle of a detached garage to the frontage is therefore considered acceptable.

The proposed garage would infill the area to the front of the dwelling, which due to site levels, is set on higher ground than the existing dwelling. The proposed garage would incorporate an upper floor with 2no. dormers, which due to the site levels, would result in the garage extending to a greater height than the dwelling. It is however recognised that the garage would be set away from the dwelling and back from the site access, with the existing vegetation limiting direct views. On the balance of these considerations, the proposed garage would not appear overtly dominant and prominent in the context of the dwelling and street scene to justify a reason for refusal.

The application has been consulted with HDC Arboriculture. The surrounding area has a sylvan character with views of individual properties limited by bounding trees and vegetation. The site has been subject of recent levelling and compacting engineering works that may have an impact on the future health of some of the boundary trees. The cypress situated off the NE corner of the dwelling is not readily visible in the streetscene and thus not a constraint on property development. Vegetative screening to the lane side frontage is shown to be retained.

It is considered that no trees of significant visual amenity value will be impacted upon by the proposal and following consultation with the Arboriculture Officer, there are no arboricultural concerns.

It is therefore considered on balance 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 garage building, given the boundary treatments and separation distances, is such that the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no objections or concerns have been received.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development for private use 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

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 those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the dwelling Fernbank, Hampers Lane and shall not be used as independent accommodation or for commercial purposes.

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, 32 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/24/1082
(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
Site plan	Site Cross Section Line Plan	2334-8	20.08.2024
Site plan	Site Plan Showing Site Section Line	2334 -7	20.08.2024
Site plan	Site as Proposed	2334-3	15.07.2024
Roof plan	Roof Plan	2334-2	15.07.2024
Block plan		2334-4	15.07.2024
Location plan		2334-5	15.07.2024
Tree plan	Topographical Survey	S8274	15.07.2024
Elevation & Floor plan	Plans and Elevations as Proposed	2334-1	15.07.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.09.2024

Authorising Officer sign/initial Tamara Dale Date: 09.09.2024