Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0487
Ceres, Loxwood Road, Rudgwick, West Sussex, RH12 3DW

DESCRIPTION:
Erection of a garage in front garden.

RELEVANT PLANNING HISTORY:

DC/12/1766	Erection of uPVC conservatory to side elevation	Application Permitted on 23.11.2012.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Rudgwick Neighbourhood Development Plan (-2031):
RNP6 – Materials
RNP7 – Architecture Style
RNP9 – Street Scene

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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:
1 letter of representation received commenting that the small-scale narrow building of one storey manages to sit in its location without too much damage to the view of the house frontage. Anything bigger would have been totally inappropriate, and whilst would prefer it not to be built it does enhance the suitability of the property for a better future domestic environment.

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.

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.

Ceres is a detached dwelling, situated within the built-up area boundary of Bucks Green, Rudgwick. The application proposes to erect a garage in the front garden. Materials would be timber boarding, with brickwork and roof tiling to match the existing dwelling.

The garage would be set a sufficient distance back from the road, so is not considered to have a significant visual impact. Soft boundary treatment between dwellings in the form of hedging and trees also helps to further reduce the visual impact of the garage on the approach to the dwelling. There are also garages that sit forward of the principal elevation evident in the area, so the garage would fit within the existing street scene. Where visible the garage would be of a form and design which would reflect the existing dwelling on the site, with the scale clearly subservient and not one which would appear intrusive or unduly dominant.

It is considered that the proposal would be a clearly subservient addition and is 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.

The garage would sit close to the southwest boundary with Chisleu, however, due to the modest height and the soft boundary treatment between the dwellings, it is considered that there would be limited impact on the adjoining neighbour. It is therefore considered that the siting and layout of the proposed

garage and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The use of the garage for storage purposes would be incidental to the main dwelling and would not be expected to generate significant potential for harmful levels of noise or disturbance. The site benefits from considerable on-site parking, with a sufficient level retained post-development.

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

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 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 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/24/0487

(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		PL01	27.03.2024
Elevation plan	Existing	PL02	27.03.2024
Elevation & Floor plan	Proposed Garage	PL03	27.03.2024

Elevation plan	Proposed	PL04	27.03.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 20.05.2024

Authorising Officer sign/initial Guy Everest Date: 22.05.2024