Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0473
Lake Cottage, Nuthurst Street, Nuthurst, Horsham, West Sussex, RH13 6RG

DESCRIPTION:
Removal of Condition 3 of previously approved application DC/21/2042 (Demolition of existing residential outbuilding and erection of a replacement residential outbuilding) Relating to the materials and finishes.

RELEVANT PLANNING HISTORY:

DC/21/2042	Demolition of existing residential outbuilding and erection of a replacement residential outbuilding.	Application Permitted on 02.08.2023
DC/22/2093	Erection of a detached replacement outbuilding (Lawful Development Certificate - Proposed).	Application Refused on 18.01.2023
PE/18/0179	Change of use as making two bedroom annexe for the children	Pre-Application Advice Given on 27.09.2018

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Nuthurst Neighbourhood Plan
Policy 10- Housing Design

Nuthurst Parish Design Statement (2017)

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:
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
Lake Cottage is a large single storey brick built bungalow with tiles to roof, upvc windows and the elevations feature painted brickwork, white upvc cladding and wooden cladding. The dwelling has been extended over the years and has a double garage with pitched roof and a large area of hardstanding to the front of the property. The neighbour to the north has a large greenhouse adjacent to the applicants boundary. There is a large lake to the front and side of the dwelling and a woodland area to the rear of the dwelling. The site is accessed from Nuthurst Street from the northeast via the shared Gaveston Hall driveway and is outside any built up area boundary and therefore a countryside location.

Permission was granted under DC/21/2047 for a replacement single storey ancillary building, located 60 metres west of the dwelling, rectangular footprint (61.25 sq.m floor area) with an internal kitchenette and shower room. Roof pitched on each side with a ridge height of 4m, eaves height 2.3m. Timber construction with treated and stained wooden cladding, slate tiled roof finish and powder coated aluminium windows and doors to the front (south) and rear (north).

This application seeks a minor material amendment, through a variation of the approved plans condition, to revise the materials and finishes of external walls and roof. DC/21/2047 permitted materials consisting of treated and stained wooden cladding to all wall facades, slate tile roof finish, powder coated aluminium windows/doors. This application seeks to amend the external materials to provide local stock facing brick plinth to 0.9m height, with timber horizontal boarding above, natural slate roofing with dry fixed angular ridge and hip tile to match.

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.

The proposed amended materials are 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.

The proposed amended materials and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 must be commenced by the 02.08.2026.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

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

4 **Regulatory Condition:** The building hereby permitted shall be used solely for purposes incidental, as a residential outbuilding, to the occupation and enjoyment of the dwelling Lake Cottage, Nuthurst Street and shall not be used as a separate unit of accommodation or for any other purposes.

Reason: The establishment of an additional independent unit of accommodation or non-incidental use would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation and neighbouring properties, contrary to 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/24/0473
(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
Supporting Statement	Cover letter	NONE	21.03.2024
Location plan		2621.SP01 REV A	21.03.2024
Location plan		2621.SP03	21.03.2024
Elevation & Floor plan	Previously permitted	2621.P01	21.03.2024
Elevation & Floor plan	Proposed	2621.P01 REV A	21.03.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.05.2024

Authorising Officer sign/initial Guy Everest Date: 22.05.2024