Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0100
71 High Street, Steyning, West Sussex, BN44 3RE

DESCRIPTION:

Installation of garage doors and pedestrian door to existing carport, and reinstate vehicular gate from Charlton Street.

RELEVANT PLANNING HISTORY:

DC/23/2295	Fell x1 Western Red Cedar (Thuja plicata), Surgery x1 Thuja/Holly Mixed Hedge, Surgery x1 Bay (Taurus nobilis) (Works to trees in conservation area)	Application 31.01.2024	Permitted on
DC/14/1486	Fell 1 x Eucalyptus tree	Application 18.09.2014	Permitted on
DC/08/1716	2-bay timber frame carport (rear of 71-73 High Street, Steyning)	Application 29.09.2008	Permitted on
DC/08/0970	Re-roofing (71 and 73 High Street Steyning) (Listed Building Consent)	Application 16.06.2008	Permitted on
DC/08/0459	Alterations and conversion to form one house from two cottages (71 and 73 High Street Steyning) (Listed Building Consent)	Application 14.05.2008	Permitted on
DC/08/0458	Alterations and conversion to form one house from two cottages (71 and 73 High Street Steyning)	Application 14.05.2008	Permitted on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation Officer: Comment

Content there is no heritage impact

WSCC Highways: Comment

The site is located on Charlton Street, an unclassified road subject to a speed restriction of 30 mph.

No concerns are raised to the installation of garage doors to carport. Regarding the proposed reinstatement of the access gate, the LHA would request that the gate opens inward of the site, to allow space for a vehicle to pull in from the carriageway and wait whilst the gate is in operation.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Natural England (Standing Advice): Objection

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

Cllrs hope that the neighbour representation will be adhered to

Representations:

Any gate posts/latches/fastenings etc need to respect the property boundary with number 75 High Street, as specified in the West Sussex County Council conveyance of property document dated 20 October 1958 (9548/08), indicating boundary 1.3 feet beyond the side of the garage at number 75 as marked on the ground by brickwork flush with driveway.

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 rear of the property which fronts 71 & 73 High Street, Steyning. Planning permission is sought to install garage doors and a pedestrian door to the existing carport, and to

reinstate a vehicular gate from Charlton Street between neighbouring blocks of garages. The proposal is for the reason to have enclosed secure storage.

Black roller shutter doors are to be fitted to the carport, to match the existing guttering and existing side door. The roller shutter doors are to be set back behind the gallows brackets, keeping the oak frame as the prominent feature. An additional black timber door is proposed on the rear of the carport. To allow access from the garden.

A timber 5-bar vehicular gate is proposed to be erected upon the existing driveway in a position set well back from the highway (more than 6 metres from Charlton Street). The gate to be oak material to match the carport and is to be positioned between existing neighbouring garages on both sides of the driveway, and no further forward of the neighbouring garage buildings. The timber gate to be 1.2m high, with span to fit the 4m gap, and to be fitted with an electronic opening mechanism. The applicant has confirmed that the gate is to open inwards into the site.

Character and Appearance

Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

The existing carport building is positioned within the site and is accessed along a driveway between the neighbouring garage block to the east and a detached building to the west. The existing car port is set within the site and is not readily visible from the street scene. The proposed addition of roller shutter doors and a pedestrian access door are not considered to demonstrably harm the visual appearance or character of the carport, and is not considered to result in harm to the special character of the designated Conservation Area or setting of nearby Listed Buildings.

The timber 5 bar gate proposed would be set back from the highway, in line with the existing garage block serving the neighbouring site. The proposal is not considered to result in visual harm to the amenities or character of the street scene and designated Conservation Area or setting of nearby Listed Buildings.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the subject building and site, 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.

It is considered that the siting and layout of the proposed development, and the resulting relationship with adjoining properties, would be sufficient to prevent any unacceptable harm to neighbouring amenity. In relation to a neighbouring representation boundary line query raised re the vehicular entrance gate, whilst not a planning matter, the applicant has confirmed that the title deeds boundary line is to be agreed with the neighbour before installation.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

No alterations are proposed to the access itself, with a 5-bar timber gate proposed for security purposes. The proposed gate would be set back from the public highway. Following consultation with WSCC Highways, no concerns are raised with respect to the proposed development.

It is not anticipated that the proposed development would result in any further harm on the function and safety of the existing access, in accordance with the above policies.

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 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).

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/24/0100
(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		NONE	17.01.2024
Block plan	Block/Location Plan	A413-9	17.01.2024
Floor plan	Existing Plans	A413-3	17.01.2024
Floor plan	Proposed Plans	A413-4	17.01.2024
Elevation plan	Existing Elevations	A413-5	17.01.2024
Elevation plan	Proposed Elevations	A413-6	17.01.2024
Details plan	Proposed Gate	A413-7	17.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 07.03.2024

Authorising Officer sign/initial Tamara Dale Date: 13.03.2024