Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1183
Little Daux Farm, Little Daux Dairy, East Street, Billingshurst, West Sussex, RH14 9DB

DESCRIPTION:

Erection of a single storey extension to the eastern elevation.

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 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

Neighbourhood Plan:
The Billingshurst Neighbourhood Plan was formally made at Full Council on 23 June 2021.
BILL 1: Billingshurst Built-Up Area Boundary
BILL 2: Housing Design and Character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

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

Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, house extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

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 Bill 2 of the Billingshurst Neighbourhood Plan states development proposals should be guided by the Billingshurst Parish Design Statement and, where practicable, should incorporate features as appropriate to their scale and nature into the overall design of development, in reference to this application the following features within the policy are of importance:

- Required to reflect the scale and local vernacular of the surrounding buildings.
- Use of materials that are in keeping with those used in existing buildings in the immediate locality.

The proposed extension, which is positioned to the eastern elevation and extends 9m in length with a width of 4.5m, features a pitched roof and would serve as a dining area, hallway with a new front entrance, and a lounge. While the extension’s positioning in the centre of the main dwelling appears somewhat awkward in relation to the overall form, the design has been constrained by the internal layout of the property. Repositioning the extension would necessitate a significant redesign of the internal structure, which has informed the current proposal.

On balance, while the extension introduces some visual complexities that do alter the character and flow of the former agricultural building, it is considered a subservient addition to the main dwelling. The harm arising to the design and visual appearance of the building would be limited, and it is not considered that this would be of such degree to justify a reason for refusal. On balance, the design, form, and scale are therefore deemed appropriate for the character and appearance of the existing property, with matching external materials further mitigating visual impact. As such, the proposal is in line with the aims of Policies 28, 32, and 33 of the HDPF and Policy Bill 2 of the Billingshurst Neighbourhood Plan.

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

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

In conclusion, the proposed extension, though positioned centrally and somewhat awkwardly in relation to the existing dwelling, has been designed with internal constraints in mind and remains a subservient addition. The proposal would meet the requirements of Policies 28, 32, and 33 of the Horsham District Planning Framework and Policy Bill 2 of the Billingshurst Neighbourhood Plan. Furthermore, the extension's layout and positioning are not expected to cause any unacceptable harm to the amenity of nearby properties. As such, the proposal is considered acceptable in terms of both character and appearance, and its impact on neighbouring amenity.

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 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/24/1183
(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	Proposed Location and Block Plans	2.03	05.08.2024
Location & Block plan	Existing Location and Block Plans	1.01	05.08.2024
Site plan	Topographical Survey	1.02	05.08.2024
Elevation & Floor plan	Existing Ground Floor and Roof Plan and Elevations	1.03	05.08.2024
Floor plan	Proposed Ground Floor and Roof Plans	2.01	05.08.2024
Elevation plan	Proposed Elevations	2.02	05.08.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 02.10.2024

Authorising Officer sign/initial Tamara Dale Date: 03.10.2024