Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0172
South Barn, Andrews Farm, Station Road, Warnham, Horsham, West Sussex, RH12 3SP

DESCRIPTION:
Erection of a single-storey extension to south elevation with balcony and erection of external staircase from first floor.

RELEVANT PLANNING HISTORY:

DC/15/0517	4 Bay Detached Oak Garage Block	Application Permitted on 30.04.2015.
DC/13/0028	Single storey side extension - revised application further to DC/12/1829	Application Permitted on 04.03.2013.
DC/13/0027	Two storey side extension - revised application further to DC/12/1829	Application Permitted on 04.03.2013.
DC/13/0027	Two storey side extension - revised application further to DC/12/1829	Application Permitted on 04.03.2013.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Warnham Neighbourhood Development Plan (2017-2031):
Policy W5: Design of Residential Development

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:
None received.

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 HDPF relates to house extensions in the countryside, stating they should not be disproportionate to the existing, being in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

Policies 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.

South Barn comprises a two-storey converted barn and forms part of a group of former agricultural buildings which have all been converted to dwellings (x 4). The site is outside of the built-up area of Warnham, with Andrews Farm lying to the North of Station Road.

The proposed single storey extension would be located on the south elevation, sited next to the existing single storey element. A balcony is proposed atop the single storey extension with an external staircase to the western elevation providing access to the related garden area from an existing first floor bedroom. The extension would be clearly subservient to the host building but would introduce a slightly discordant form and siting. The wider visual impact would though be limited, with the siting alongside an existing pitched roof ground floor projection providing screening and reducing the harm which would otherwise result. It is considered that the extension would, on balance, sufficiently retain the rural character of the former barn and there would be a neutral impact on the character and appearance of the surrounding area. The presence of an external staircase would not as a matter of course appear incongruous on this building in this location and no adverse visual impact would arise.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is sufficiently 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 not considered the extension would be disproportionate in relation to the existing. 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 extension and above roof terrace would be positioned on the south elevation with this siting and the resulting relationship with neighbouring properties and land sufficient to prevent any unacceptable harm.

The external staircase would be used for intermittent access and egress and is of a design which would not provide a meaningful outdoor amenity space. As a consequence, it is considered that no unacceptable impact would arise for occupants of adjoining properties, and no harmful loss of privacy would arise from use of the staircase.

The roof terrace and staircase are not of a scale or siting which would be expected to result in significant potential for harmful levels of noise or disturbance, and normal use in association with an existing dwelling would not result in unacceptable harm.

It is therefore considered that the amenity impacts of the proposal are acceptable and in accordance with the above policy.

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: 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/24/0172

(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 & Site plan	Proposed	783/11C	15.02.2024
Elevation & Floor plan	Existing	783/01	30.01.2024
Location & Site plan	Existing	783/10B	15.02.2024
Elevation & Floor plan	Proposed	783/50A	30.01.2024
Elevation & Floor plan	Roof, as proposed	783/51	06.02.2024
Supporting Docs	Application Form	NONE	30.01.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 01.05.2024