Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2115
Goodwin Rise, Billingshurst Road, Coolham, Horsham, West Sussex, RH13 8QN

DESCRIPTION:
Erection of a close boarded fence (retrospective).

RELEVANT PLANNING HISTORY:

DC/09/1712	Retention of access gates	Application 04.11.2009	Refused	on
DC/09/0566	Erection of 2 stables with tack room and feed store and formation of hardstanding to serve stables	Application 27.05.2009	Permitted	on
DC/07/0852	Demolition of existing dwelling and erection of replacement single-storey dwelling with detached double garage and construction of vehicular access	Application 08.06.2007	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Shipley Parish Neighbourhood Plan (2019-2031):
Policy Ship HD3 – High quality design

Shipley Parish Design Statement (2013)

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 comment.

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 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.

Shipley Neighbourhood Policy HD3 – *New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.*

Goodwin Rise is a detached dwelling outside the built-up area. Planning permission is sought for the erection of a close boarded fence, the application is retrospective having been completed September 2023. The fence is close-boarded timber and fronts the A272 Billingshurst Road. While hedging would be the preferred boundary treatment, the fencing is be set back from the road to reduce the dominance of the fence along the highway. A mixture of 5ft laurel and blackthorn / hawthorn has been planted in front of the fencing, this has already been undertaken and once this has been established, it will soften the appearance of the proposed fence and reduce the visual prominence. There is evidence of other close-boarded fencing in the vicinity, of differing heights, so timber fencing is an expected material within the area. It is therefore considered that the visual impact of the proposal is on balance 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 scale and location of the fencing, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that there were no representation letters received.

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

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/23/2115
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Details plan	Location and details plan	KP1	20.11.2023
Location plan	Location Plan	KP2	20.11.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 12.01.2024

Authorising Officer sign/initial RHERMITAGE Date: 29.05.2024