Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1780
Highgate, Heather Way, Storrington, West Sussex, RH20 4DD

DESCRIPTION:
Erection of a double garage with solar panels and a plant and storage room (amendment to DC/23/0647).

RELEVANT PLANNING HISTORY:

DC/23/0647	Erection of a double garage with solar panels and a plant and storage room.	Application 27.06.2023	Permitted on
DC/17/0396	Existing annexe and studio ancillary use to existing dwelling house (Certificate of Lawful Development - Existing)	Application 31.03.2017	Permitted on
DC/13/1039	Proposed 2 storey rear extension and new porch	Application 31.07.2013	Permitted on
DC/12/1370	Proposed 2-storey rear extension to provide enlarged kitchen, new dining room and 2 bedrooms	Application 14.09.2012	Permitted on
SG/27/94	Erection of a detached games/hobbies room Site: Rusper Cottage Heather Way Storrington	Application 19.10.1994	Permitted on
DISC/23/0182	Approval of details reserved by condition 3 to approved application DC/23/0647	Application Permitted on 09.10.2023	

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 40- Sustainable Transport
Policy 41- Parking

Storrington, Sullington & Washington Neighbourhood Plan (2018-2031):
Policy 14: Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Archaeology: Recommended Approval subject to attached condition

The proposed development is located in the immediate vicinity of group of Scheduled Bronze Age Bowl Barrows ((SM1014956) and Archaeological Notification Area Bronze Age Bowl Barrow Cemetery on Sullington Warren, Storrington and Sullington (DWS8702). The monument includes the two south westernmost bowl barrows of a group of ten situated along two parallel, NNW-SSE aligned Greensand ridges in the lee of the Sussex Downs. The cemetery is formed by two linear groups of barrows, one running along each ridge. The monument lies at the SSE end of the western group, which consists of four barrows. The cemetery was partly excavated in 1809, when cinerary urns and burnt human bones were found. Archaeological remains are both fragile and finite. The following condition is therefore recommended in line with the NPPF.

HDC Arboriculture: No Objection: -

The application is accompanied by an Arboricultural assessment of impact on adjacent mature trees on the property and includes details of proposed specialist engineering and tree protection measure to minimise potential for harm to the trees.

No objection subject to compliance with submitted details in this respect.

WSCC Highways: Advice: -

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application DC/23/0647, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

From inspection of the plans, the proposed double-bay garage is suitably sized to accommodate two cars in line with Manual for Street (MfS) specifications. The site exhibits suitable space for on-site turning to be achievable, allowing cars to exit the site in a forward gear.

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 111), and that there are no transport grounds to resist the proposal.

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 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 14 – Design: "*The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape*."

This application is submitted as an amended following the approval of planning reference: DC/23/0647. The application seeks to add gable ends to the double garage and additional solar panels.

Highgate is a detached dwelling located within the built-up area of Storrington. Planning permission is sought to erect a double garage with solar panels and a plant and storage room. The garage would allow for the provision of two parking spaces and a storage area for plant and garden maintenance machinery.

The garage would be in the north-western corner of the curtilage, close to the northern boundary and the other outbuildings on site. The garage would fit cohesively into the curtilage, in-keeping with the existing outbuildings and main dwellinghouse on site. The building would have an eaves height of approximately 2.57m and overall height of approximately 5m. Doors and other openings are proposed, as well as rooflights on the northern facing roof slope. On the southern roof slope, solar panels are proposed, these would cause limited harm to the appearance of the garage. The proposed gable ends, and additional solar panels are not considered to significantly alter the appearance of the garage from what was originally permitted (DC/23/0674).

The proposal is a subservient addition and 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 and appearance of the wider rural setting. 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 and detached nature of the garage, as well as the retained separation from shared boundaries and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no representation letters have been received.

Impact on Parking Provision

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. In addition, Policy 41 states that adequate parking and facilities must be provided within development to meet the needs to anticipated users.

The detached garage building has space for two-bays, that can park two cars. The third section would be used for storage. There also remains capacity for multiple cars to park on the driveway, so this is considered acceptable, in line with Policy 41.

Other Matters

Regarding the trees on site, the application is accompanied by an Arboricultural assessment of the impact on adjacent mature trees on the property and includes details of proposed specialist engineering and tree protection measures to minimise potential for harm to the trees. No objection was raised by the HDC Arboricultural officer subject to the compliance with the submitted details.

Archaeology was consulted, confirming that the proposed development is located in the immediate vicinity of an Archaeological Notification Area. The cemetery is formed by two linear groups of barrows, with this partly excavated in 1809 when cinerary urns and burnt human bones were found. Archaeological remains are both fragile and finite. The recommended condition was discharged under planning reference: DISC/23/0182.

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 Plan: 2968/2 REV A.

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).

4 **Regulatory Condition**: The garage hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the residential property at Highgate, Heather Way, Storrington, West Sussex, RH20 4DD (as identified on the approved plans) and shall not be used as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purpose(s)/use(s).

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The development shall strictly accordance with the programme of archaeological work and written scheme of investigation as approved by the discharge of condition application - DISC/23/0182.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the specialist engineering method and tree protection measures as set out in plan reference JF/ST-WLA-V1-XX-DR-Y-TCP Rev A.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site 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/23/1780

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Archaeological Works	NONE	25.09.2023
Location & Block plan		2968/1 REV A	25.09.2023
Elevation & Floor plan	Proposed roof	2968/2 REV A	25.09.2023
Location plan		TQRQM23121171307459	03.10.2023
Tree plan	Tree Protection	JF/ST-WLA-V1-XX-DR-Y-TCP REV A	25.09.2023
Application Form		NONE	25.09.2023

DELEGATED

Case Officer sign/initial	Bethan Tinning	Date:	27.11.2023
Authorising Officer sign/initial	RHERMITAGE	Date:	28.11.2023