DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0754
The Gatehouse , Threals Lane, West Chiltington, West Sussex, RH20 2RF

DESCRIPTION:
Demolition and construction of an existing outbuilding into a garden room, home office/ gym studio.

RELEVANT PLANNING HISTORY:
None identified.

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

Thakeham Parish Neighbourhood Plan:
Thakeham6- Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Nature Space: No Objection. The proposed development is not considered to be relevant to the District Licensing Scheme and consider there would be no likely impact on great crested newts or their habitats.

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, concerns that the gym could in the future be turned into a bedroom. Therefore, request that the building remains ancillary to the main residence and any internal changes come back to the planning process for approval (in respect of Water Neutrality etc.)

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 from the pre-application advice. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 relates to, inter alia, ancillary buildings within the curtilage of dwellings located outside of built-up area boundaries. The policy seeks to ensure that outbuildings and ancillary accommodation can be accommodated appropriately within the curtilage of the existing dwelling. In addition, ancillary accommodation and garaging having regard to the dwelling they serve and grouped with the house.

Policies 25, 32 and 33 of the HDPF promote development that is of a high-quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved, and enhanced, with proposals contributing to a sense of place through appropriate scale, massing, and appearance.

Thakeham6 states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

The Gatehouse is a detached property located near to a cluster of dwellings along Threal’s Lane, just outside the built-up boundary. To the west lies a line of residential dwellings of varying styles. To the south of the site lies Threal’s Farm which consist of a residential dwelling and several agricultural buildings as well agricultural land.

The proposed outbuilding to the south of the site would be sited within the existing curtilage of the dwellinghouse, which benefits from a modest plot. The building has been designed to sit within an existing earth mound. The building would not appear prominently given this context and would be of a scale and height that would be subservient to the main dwelling. The proposal would utilise a form and design that would be reflective of the build character of the existing dwelling, and the proposed is not considered to result in visual harm or harm to the landscape character of the area.

The proposal would be a clearly subservient addition and is 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 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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The use indicated on the proposed plans would not be expected to result in significant potential for increased noise or disturbance for adjoining occupants.

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).

4 **Regulatory Condition**: The outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the residential property at The Gatehouse, Threals Lane, West Chiltington, as indicated on drawing no. R003. The outbuilding shall not be used as a separate unit of accommodation, as primary living accommodation, for any commercial purposes or for any other purpose(s) / use(s).

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites, as 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, and in accordance with Policies 26, 28, 31 and 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/24/0754

(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	15.05.2024
Block plan		NONE	15.05.2024
Elevation & Floor plan	As existing	R001	15.05.2024
Elevation plan	As proposed	R002	15.05.2024
Floor plan	Section, as proposed	R003	15.05.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 11.07.2024

Authorising Officer sign/initial Guy Everest Date: 12.07.2024