Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1244
20 Hillside Road, Storrington, West Sussex, RH20 3LZ

DESCRIPTION:

Erection of a single storey rear extension to existing garage. Loft conversion to single storey dwelling comprising of new pitched roof and dormer windows to front and rear elevations. Alterations to fenestration to include new windows and alterations to existing windows and doors.

RELEVANT PLANNING HISTORY:

DC/22/0439	Fell of 2 x Silver birches (TPO/0174)	Application Permitted on 27.05.2022
SG/18/95	Felling of 2 silver birch trees Site: 20 Hillside Road Storrington	Application Refused on 11.05.1995

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 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 and Washington Neighbourhood Plan:
Policy 14 Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Arboricultural Officer: Advice / No Objection

The rear amenity area of the subject property and those adjacent includes the remaining trees in a belt of Silver birch trees that was retained in the 1960's prior to development (Ref: Tree Preservation Order (TPO) 0174) to form a visual buffer between houses and above the rooftops.

The nearest remaining birch trees subject of the TPO are in the property to the West. They are relatively slender stemmed and will have key rooting areas principally confined to that garden area.

The nearest retained oak tree to the rear of the property has been heavily crown reduced and does not form a significant constraint on the development of the property.

NatureSpace (Great Crested Newt) Consultant: Comment

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, an informative is recommended.

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:

6 letters of representation were received from 4 separate addresses in Hillside Road with concerns/comments as follows:

- the proposed extension may be used as a workshop for repairs to motorcars or motorbikes which may result in noise and air pollution, and it is requested that the garage building should be conditioned for use as a private garage for occupiers of the dwelling only for personal hobby related repair and renovation of motorcycles, and with no other use such as for commercial / business purposes.

- The window to the first-floor bathroom on the front elevation of the property being in obscured glass. Whilst this is different to the other properties in Hillside Road we will leave it to you as planners to decide if this is appropriate.

- Front elevation - it is proposed that a bathtub will be placed in one of the dormer window areas, thus requiring frosted glass for privacy. This would be out of keeping with the Georgian window panes on the front elevations of all 29 houses in this small rural estate; further it would be more "fitting" if Georgian window panes, not plate glass or frosted, were inserted into the two high-level shallow windows proposed on the side elevation of the lounge.

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 site is to the south of Hillside Road, within the Storrington Built Up Area Boundary.
The dwelling is a brick built detached 2-bed bungalow, with a dual-pitched roof (plain concrete roof tiles, faded red). The roof is gabled at the sides. The dwelling has white upvc fenestration. There is an attached flat-roofed garage positioned at the rear of the southwest side elevation.

The dwelling is set well back from the front boundary within a rectangular plot. Boundary treatment to the side boundaries consists of hedge and timber fence with shrubs at the front boundary. Trees are protected at the rear of the back garden under TPO / 0174 which covers a Group of trees consisting of 78 silver birch. The application site is within a Red Impact Risk Zone which has high potential risk for Great Crested Newts. The street scene is characterised by detached bungalows, loft conversions are evident in the area and there are also front and rear dormer windows.

Planning permission is sought for the erection of a single storey rear extension to the existing garage to create additional space to include workshop space. A loft conversion comprising of a new pitched roof to the same ridge height is also proposed. Two pitched-roofed dormer windows are proposed to the front roof slope, set below the main roof ridge. Three matching pitched-roofed dormer windows are proposed to the rear roof slope, set below the main roof ridge. The proposed would enable two bedrooms and a bathroom to be located to the first-floor level and an internal reconfiguration at ground floor level with an internal staircase. Alterations to existing fenestration include new windows and doors, materials include white upvc and aluminium framed rear sliding double glazed doors and window.

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.

Storrington Sullington and Washington Neighbourhood Plan: Policy 14: Design – states that 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.

The proposed rear extension to the garage would be of the same height and form and would not be overtly visible from the street scene to have any harmful visual impact. The proposal would be of a scale and size that would sit comfortably within the curtilage and is not considered to result in harm to the character or external appearance of the host dwelling.

The proposed loft conversion would maintain the roof ridge at its existing height which is at a slightly lower ridge height to neighbouring properties. The proposed pitched roof dormer windows to the front and rear would be set below the main roof ridge and would be of a design which is considered appropriate to the existing dwelling and also the character of the existing street development. The number and siting of the dormers are considered to sit comfortably within the roof scape, with the pitched roof design considered appropriate to the character and visual amenity of the host dwelling and wider street scene.

The materials to roofs and walls would match existing and new fenestration proposed in the form of white upvc and aluminium framed rear sliding double glazed doors is considered acceptable to the existing character of the street scene.

The proposals would be subservient additions and are 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.

Trees

The application has been consulted with HDC Arboriculture. The rear amenity area of the subject property and those adjacent includes the remaining trees in a belt of Silver birch trees under Tree Preservation Order (TPO) 0174. The nearest remaining birch trees subject of the TPO are in the property to the West. They are relatively slender stemmed and will have key rooting areas principally confined to that garden area. The nearest retained oak tree to the rear of the property has been heavily crown reduced and does not form a significant constraint on the development of the property. It is therefore concluded that the proposal would raise no arboricultural concerns.

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 development and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. A condition is recommended that the garage and workshop shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling 20 Hillside Road, Storrington and shall not be used for commercial purposes or as independent accommodation, to protect neighbouring amenity. It is also recommended that obscure glazing to be used for bathrooms. Subject to these conditions, the proposed development is not considered to result in harm to the amenities of neighbouring residential properties, 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 for private personal use by the occupant family 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.

Other Matters

The application site is within a red Impact Risk Zone, as modelled by district licence mapping, which has high potential risk for Great Crested Newts. The nature and siting of the proposed development is though such that there would be no likely impact on great crested newts or their habitats. It is recommended that the following informative should be attached to planning consent.

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 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the window serving the bathroom to the first floor north-west elevation on plan reference 003 has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once

installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The garage and workshop hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling 20 Hillside Road, Storrington and shall not be used for commercial purposes or as independent accommodation.

Reason: The establishment of a commercial use or an additional independent unit of accommodation 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, 32 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The Applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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/24/1244
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing Plan Layout & Elevations	001	19.08.2024
Elevation plan	Existing Elevations & Sections	002	19.08.2024
Elevation & Floor plan	Proposed Plan Layout & Elevations	003	19.08.2024
Elevation plan	Proposed Elevations & Sections	004	19.08.2024
Block plan	Block Plan	006	19.08.2024
Location plan	Location Plan	005	19.08.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 07.10.2024

Authorising Officer sign/initial Tamara Dale Date: 11.10.2024