Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1076
Stable House , Marlands Park, Barns Green, West Sussex, RH13 0BF

DESCRIPTION:
Erection of a single storey rear extension to existing storage unit.

RELEVANT PLANNING HISTORY:

DC/21/0187	Erection of a stable and hay/garden machinery store.	Application Permitted on 09.04.2021
DISC/21/0202	Approval of details reserved by condition 3 on application DC/21/0187.	Application Permitted on 25.03.2022

RELEVANT PLANNING POLICIES
National Planning Policy Framework:

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

Neighbourhood Plan:
Itchingfield Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. To unlock the Itchingfield Neighbourhood Plan, further work has been commissioned to address the issue of water neutrality. This work and the modifications made to the Itchingfield Neighbourhood Plan is subject to a consultation period which runs until 14 October 2024.

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:
Two representations were received, objecting to the application for the following reasons:

- Size of the building
- Not grouped with the house
- Clarity on the use of the building

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

Character and Appearance

Policies 32 and 33 of the HDPF seek 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.

The development entails an extension to the southern elevation of an existing stable and hay / garden machinery store originally permitted under ref: DC/21/0187. The extension would be sited to the west of the existing building, with a width which would match the existing and a hipped roof to create a central valley, with the ridge of the extension set at a lower level. The overall scale and form of the extension would be subservient and sympathetic to the existing building, with the resulting building set in spacious grounds and not appearing unduly dominant or cramped in this 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 of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The existing building was approved under application ref: DC/21/0187 as a '*stable and hay / garden machinery store*'. This permission was subject to a condition restricting use of the building for 'private equestrian and storage purposes by the occupiers of Stable House, and preventing use for any other purpose, including for commercial riding, livery or other residential or business use, without express

planning consent from the Local Planning Authority first being obtained'. This condition was imposed in order to protect amenity.

The current application entails an extension to this existing building. There is no suggestion that the current proposal would amount to a change of use of the building, or wider site, and the formation of additional storage space on the site would not be expected to result in a level of activity which would result in unacceptable harm to neighbouring amenity. A condition is recommended to restrict use of the extension to that allowed by the existing permission, with this approach considered sufficient to control future use(s) of the building and to ensure no unacceptable harm to neighbouring amenity.

The original planning permission for the building included details for the storage and disposal of used bedding and manure, with the approved location not impacted upon by the current development (ref: DISC/21/0202).

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 use of the building / site 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.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site. The development subject of the planning application is though retrospective and is therefore exempt from the requirements of BNG.

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 **Regulatory Condition**: The development hereby permitted shall be used solely for private equestrian and storage purposes by the occupiers of of Stable House, Marlands Park, (as identified on the approved plans). The development shall not be used for any other purpose, including for commercial riding, livery or business use and shall not be used as a separate unit of accommodation, as habitable living accommodation or for any other purpose(s)/use(s), without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality 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/24/1076
(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	12.07.2024
Supporting Statement	Planning	NONE	12.07.2024
Elevation plan		NONE	12.07.2024
Elevation plan		NONE	12.07.2024
Supporting Statement	Tree survey	NONE	12.07.2024
Roof plan		013	12.07.2024
Roof plan	Proposed	113	12.07.2024
Block plan		103 REV B	17.07.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.09.2024

Authorising Officer sign/initial Guy Everest Date: 16.09.2024